

Canyon County, ID Web Map



6/23/2023, 2:27:20 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



Hydro_NHDFlowline

CC_PrivateRoads

CanyonCountyRoads

Roads

Canyon County Imagery_2019

Red: Band_1

Green: Band_2

Blue: Band_3

1:36,112

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Ridgeline Vistas, LLC
	MAILING ADDRESS: 2150 W. Pacific Ridge, Eagle, ID 83616
	PHONE: (208) 869-9760 EMAIL: mdrown42@gmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>[Signature]</u> Date: <u>10/27/2021</u>	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Kevin McCarthy / Stephanie Hopkins
	COMPANY NAME: KM Engineering, LLP
	MAILING ADDRESS: 5725 N. Discovery Way, Boise, ID 83713
	PHONE: (208) 639-6939 EMAIL: kevin@kmengllp.com shopkins@kmengllp.com
SITE INFO	STREET ADDRESS: 0 Shalako St., & 0 Emmett Rd., Middleton, ID 83644
	PARCEL #: R3736900000 & R3736800000 LOT SIZE/AREA: 190.72 AC
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SE & SW 1/4s SECTION: 5 TOWNSHIP: 5N RANGE: 2W SE 1/4 6
	ZONING DISTRICT: CR-R-R FLOODZONE (YES/NO): Yes
HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____
CASE NUMBER: DATE RECEIVED:	
RECEIVED BY: APPLICATION FEE: CK MO CC CASH	



www.titleonecorp.com

 REQUEST
 TYPE ud FEE 93
 TITLEONE

TITLEONE

 CANYON CITY REORDER
 BY Jade

2005 OCT 28 PM 4 25

RECORDED

200571875

Order No.: C059399

CORPORATION WARRANTY DEED

For Value Received: JADE EAGLE, INC..

 A Corporation duly organized and existing under the laws of the State of IDAHO hereby Grant, Bargain,
 Sell and Convey unto **RIDGELINE VISTAS, LLC., AN IDAHO LIMITED LIABILITY COMPANY,**

Whose current address is: 533 E RIVERSIDE DR., STE 110, EAGLE, ID 83616

The following described real estate, to wit:

 SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A", WHICH BY THIS REFERENCE
 BECOMES A PART THEREOF AND CONSISTS OF TWO (2) PAGES.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and
 assigns forever.

 The Grantor does hereby covenant to and with the said Grantees, that it is the owner in fee simple of said
 premises; that it is free from all encumbrances, EXCEPT those to which this conveyance is expressly made
 subject and those made, suffered or done by the Grantee: and subject to restrictions, dedications, easements,
 rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation
 and utility easements, (if any) for the current year, which are not due and payable, and that Grantor will
 warrant and defend the same from all lawful claims whatsoever. In constraining this Deed and where the
 context so requires, the singular includes the plural, and the masculine, includes the feminine and neuter.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its
 corporate name to be hereunto subscribed.

Dated: 10/28/05

JADE EAGLE INC., by:

RICHARD O. THURBER, It's PRESIDENT

STATE OF IDAHO

COUNTY OF ADA

 ON THIS 28 DAY OF OCTOBER IN THE YEAR 2005, BEFORE ME, THE UNDERSIGNED, A
 NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED, RICHARD O. THURBER
 KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THIS
 INSTRUMENT AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID
 CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE
 SAME.

 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL
 SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

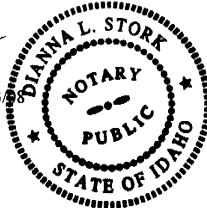
 DIANNA L. STORK
 RESIDING AT: MERIDIAN
 MY COMMISSION EXPIRES ON: 01/23/06


EXHIBIT "A"**PARCEL 1:**

Part of the Southeast Quarter of the Section 6 and the Southwest Quarter of Section 5 and the Southwest Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at a brass cap monument marking the Southwest corner of Section 6, Township 5 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho, and running thence North 89°32'55" East 2606.07 feet, said point being the South Quarter corner of said Section 6; thence North 0°02'05" West 660.18 feet to the POINT OF BEGINNING; thence North 0°02'05" West 538.36 feet to a point of curve with a radius of 60.00 feet, a central angle of 180°00'00" and a chord that bears North 00°02'05" West 120.00 feet; thence to the left along said curve 188.49 feet; thence North 89°38'18" East 1320.00 feet to a brass cap marking the Southeast One-Sixteenth (1/16) corner of said section; thence North 89°35'50" East 1323.33 feet to a brass cap marking the South One-Sixteenth (1/16) corner of said section; thence North 89°58'32" East 2644.82 feet; thence North 89°56'52" East 1323.59 feet thence South 0°08'58" East 1319.92 feet; thence South 89°57'54" West 1324.20 feet to the South Quarter corner of said Section 5; thence South 89°45'55" West 2648.40 feet to the Southwest corner of said Section 5; thence South 89°51'00" West 1981.32 feet; thence North 0°03'14" West 660.58 feet; thence South 89°48'56" West 660.21 feet to the POINT OF BEGINNING.

Being Lot 14, High Plains Estates, of Record of Survey, recorded April 21, 2004, as Instrument No. 200421334, records of Canyon County, Idaho.

PARCEL 2:

A 60-foot wide right-of-way to be used for ingress-egress and utilities lying in the Southeast Quarter of Section 1, Township 5 North, Range 3 West of the Boise Meridian, the South half of Section 6, Township 5 North, Range 2 West of the Boise Meridian and the North half of Section 7, Township 5 North, Range 2 West of the Boise Meridian described as follows:

Beginning at a brass cap monument marking the Southeast 1/16 corner of Section 1 Township 5 North, Range 3 West of the Boise Meridian and running thence North 89°53'06" East 1316.24 feet to a brass cap monument marking the South 1/16 corner of said Section 1; thence North 89°51'15" East 1286.78 feet to a brass cap monument marking the Southwest 1/16 corner of Section 6, Township 5 North, Range 2 West of the Boise Meridian; thence North 89°41'07" East 1319.08 feet to a brass cap monument marking the center South 1/16 corner of said Section 6; said point being a point of curve with a radius of 60.00 feet, a central angle of 255°44'17" and a chord that bears South 37°35'11" West 95.05 feet; thence to the right along said curve 267.81 feet to a point of reverse curve with a radius of 20.00 feet, a central angle of 75°31'21" and a chord that bears North 52°33'13" West 24.49 feet; thence to the left along said curve 26.36 feet; thence South 89°41'07" West 1160.53 feet to a point of curve with a radius of 50.00 feet, a central angle of 90°24'59" and a chord that bears South 44°28'37" West 70.97 feet; thence to the left along said curve 78.90 feet; thence South 0°43'52" East 1101.47 feet to a point of curve with a radius of 50.00 feet, a central angle of 89°43'13" and a chord that bears South 45°35'29" East 70.54 feet; thence to the left along said curve 78.30 feet; thence North 89°32'55" East 1224.01 feet; thence North 89°51'00" East 2641.63 feet; thence South 0°09'00" East 60.00 feet to a 5/8" iron rod with yellow plastic cap marked P.L.S. 7323 marking the Southeast corner of said Section 6; thence South

Exhibit "A"

Legal Description

89°51'00" West 2641.75 feet to a 5/8" iron rod with yellow plastic cap marked P.L.S. 7323 marking the South Quarter corner of said Section 6; thence South 89°32'55" West 587.02 feet to a point of curve with a radius of 50.00 feet, a central angle of 101°35'06" and a chord that bears South 38°45'22" West 77.49 feet; thence to the left along said curve 88.65 feet; thence South 12°02'11" East 194.45 feet; thence South 2°50'01" East 185.61 feet; thence South 10°07'32" East 211.90 feet to a point of curve with a radius of 60.00 feet, a central angle of 255°31'21" and a chord that bears North 62°21'52" West 94.87 feet; thence to the right along said curve 267.58 feet to a point of reverse curve with a radius of 20.00 feet, a central angle of 75°31'21" and a chord that bears North 27°38'08" East 24.49 feet; thence to the left along said curve 26.36 feet; thence North 1°07'32" West 138.27 feet; thence North 2°50'01" West 184.60 feet; thence North 12°02'11" West 222.42 feet to a point of curve with a radius of 50.00 feet, a central angle of 78°24'54" and a chord that bears North 51°14'38" West 63.21 feet; thence to the left along said curve 68.43 feet; thence South 89°32'55" West 1746.08 feet to a point of curve with a radius of 50.00 feet, a central angle of 89°35'08" and a chord that bears South 44°45'21" West 70.45 feet; thence to the left along said curve 78.18 feet; thence South 0°02'13" East 485.13 feet to a point of curve with a radius of 20.00 feet, a central angle of 75°31'21" and a chord that bears South 37°47'54" East 24.49 feet; thence to the left along said curve 26.36 feet to a point of reverse curve with a radius of 60.00 feet, a central angle of 255°31'21" and a chord that bears South 52°12'06" West 94.87 feet; thence to the right along said curve 267.58 feet; thence North 0°02'13" West 611.80 feet to a brass cap monument marking the Southwest corner of said Section 6; thence North 89°55'43" West 658.93 feet to a point of curve with a radius of 60.00 feet, a central angle of 243°01'43" and a chord that bears North 31°31'17" East 102.30 feet; thence to the right along said curve 254.50 feet to a point of reverse curve with a radius of 50.00 feet, a central angle of 62°57'52" and a chord that bears South 58°26'48" East 52.22 feet; thence to the left along said curve 54.95 feet; thence North 89°42'46" East 1782.95 feet to a point of curve with a radius of 50.00 feet, a central angle of 90°16'46" and a chord that bears North 44°24'31" East 70.88 feet; thence to the left along said curve 78.78 feet; thence North 0°43'52" West 1102.09 feet to a point of curve with a radius of 50.00 feet, a central angle of 89°24'52" and a chord that bears North 45°26'18" West 70.35 feet; thence to the left along said curve 78.03 feet; thence South 89°51'15" West 1208.02 feet; thence South 89°53'06" West 1316.31 feet; thence North 0°02'31" East 60.00 feet to the point of beginning.

Exhibit "A"

Legal Description

October 27, 2021
Project No. 18-168

Mr. Dan Lister
Planning Official
Canyon County Development Services
111 North 11th Avenue
Caldwell, Idaho 83605

**RE: Ridgeline Vistas – Canyon County
 Preliminary Plat**

Dear Mr. Lister:

On behalf of Ridgeline Vistas, LLC, we are pleased to submit the attached application and required supplements for a preliminary plat for the Ridgeline Vistas Subdivision.

Site & Background Information

The subject property is comprised of two parcels (Parcel Nos. R3736900000 and R3736800000) and is approximately 190.72 acres in total. The site is located in Canyon County a little over a mile east of Emmett Road, and will take access via Shalako Street. The property recently received approval for a conditional rezone from Agricultural to Rural Residential (CR2020-0012). That approval included a development agreement that limits the development to no more than 20 buildable lots with an average lot size of 8.5 acres in accordance with the associated concept plan.

Preliminary Plat

The attached preliminary plat for Ridgeline Vistas includes a total of 20 buildable lots on approximately 190.72 acres. The layout reflects an overall density of 0.11 units per gross acre with an average lot size of 8.97 acres, both of which are consistent with the development agreement and CR-R-R zoning district standards.



The site will take access from and connect to High Plains Estates to the west via Shalako Street, an existing private road. Shalako Street will continue into the site as an internal private right-of-way that will be stubbed to the east. One private cul-de-sac (W. Ridgeline Vistas Court) is proposed to serve as internal access for four residential lots. All internal roads will include 60' of right-of-way with a 24' pavement section per Canyon County requirements.

Lots within Ridgeline Vista Subdivision will utilize private domestic wells and septic systems for water and sewer service. As necessary, we will coordinate with the Southwest District Health Department and Idaho Department of Environmental Quality regarding individual septic system and drain field requirements as individual lot development progresses.

A portion of Lots 1-4, Block 1 contain Flood Zone A as depicted on the preliminary plat. At this time, development is not contemplated within this area and building envelopes have been identified on the preliminary engineering plans indicating that development is to occur outside the floodplain.

Development Agreement Conditions

The rezone approval included a number of conditions that were required to be addressed with the preliminary plat submittal. Those conditions have been addressed as follows.

- Condition 2a: The preliminary plat is in substantial compliance with the approved concept plan.
- Condition 2b: At this time the project has been configured such that residential development will not occur in areas with slopes greater than 15%. If during final design we impact slopes greater than 15% we will comply with Canyon County requirements for hillside development.
- Condition 2c: A biological assessment has been prepared indicating that the proposed development is not expected to generate any mitigation needs. A copy of the assessment is included with this application and has also been submitted to the Idaho Department of Fish and Game for review as required.
- Condition 2d: The developer will work with the school district regarding school bus transportation issues and resolutions will be presented with the final subdivision plat.
- Condition 2e: To preserve agricultural uses, each lot will have a building envelope no greater than 2 acres for the location of all residential and agricultural structures. This is noted on the preliminary plat and will also be noted on the final plat. Final building envelope locations will be determined by the individual lot owners upon development of each lot.

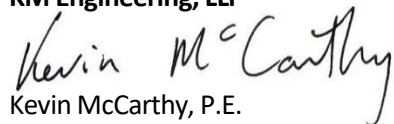
Conclusion

With the proposal discussed herein, we believe that the Ridgeline Vistas project complements surrounding rural residential uses, is consistent with the existing High Point Estates neighborhood and will provide additional housing opportunities for this beautiful area of Canyon County.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,

KM Engineering, LLP



Kevin McCarthy, P.E.

Principal

cc: Ridgeline Vistas, LLC
Mr. Matt Drown

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



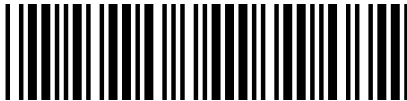
THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Irrigation Plan see included memo from SPF Water Engineering
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate adverse impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input checked="" type="checkbox"/> Private Road Name application (if internal roads are private)
<input checked="" type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet)
<input checked="" type="checkbox"/> Preliminary Drainage Plan
<input checked="" type="checkbox"/> Preliminary Irrigation Plan
<input checked="" type="checkbox"/> Preliminary Grading plan
<input checked="" type="checkbox"/> Copy of Preliminary Plat
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$1440 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee

NOTES:

1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.
2. It is highly recommended you approach Idaho Department of Water Resources and Southwest District Health to have a pre-application regarding your proposed development meeting prior to submittal to this department.

PROCESS: PUBLIC HEARING



0003996339

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0003996339

Date Filed: 9/4/2020 9:11:30 AM

Entity Name and Mailing Address:

Entity Name:

RIDGELINE VISTAS, LLC

The file number of this entity on the records of the Idaho Secretary of State is:

0000142076

Address

2150 W PACIFIC RIDGE ST
EAGLE, ID 83616-3578

Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

W43355

The registered agent on record is:

Registered Agent

MATTHEW DROWN
Registered Agent

Physical Address

2150 W PACIFIC RIDGE
EAGLE, ID 83616

Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Matthew C Drown	Manager	2150 W PACIFIC RIDGE ST. EAGLE, ID 83616

The annual report must be signed by an authorized signer of the entity.

Matthew C Drown

Sign Here

09/04/2020

Date

Job Title: Manager

B0537-5591 09/04/2020 9:11 AM Received by ID Secretary of State Lawrence Denney

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

<input checked="" type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
<input checked="" type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
<input checked="" type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
<input checked="" type="checkbox"/> Easement locations and dimensions
<input checked="" type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
<input checked="" type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain
<input checked="" type="checkbox"/> Existing or proposed fences
<input checked="" type="checkbox"/> Signs
<input checked="" type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
<input checked="" type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
<input checked="" type="checkbox"/> Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

<input checked="" type="checkbox"/> A description of the proposed use and existing uses
<input checked="" type="checkbox"/> A description of the proposed request and why it is being requested
<input checked="" type="checkbox"/> Expected traffic counts and patterns
<input type="checkbox"/> Phasing of development
<input checked="" type="checkbox"/> How proposed use may affect neighboring uses
<input checked="" type="checkbox"/> A description or further explanation of the site features (see site plan list above)
<input checked="" type="checkbox"/> Explanation of any other permits through other agencies that may be required
<input checked="" type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping
<input checked="" type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
<input checked="" type="checkbox"/> Any other items which may require further explanation

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Ridgeline Vistas, LLC (208) 869-9760

Name	Daytime Telephone Number
<u>2150 W. Pacific Ridge</u>	<u>Eagle, ID 83616</u>
Street Address	City, State Zip

Representative Name SPF Water Engineering, (208)384-4140, TScanlan@SPFwater.com

Daytime Telephone Number / E-mail Address
<u>300 E. Mallard Drive, Ste. 350 Boise, ID 83706</u>
Street Address City, State Zip

Location of Subject Property: 0 Shalako St., & 0 Emmett Rd., Middleton, ID 83644

Two Nearest Cross Streets or Property Address	City
---	------

Assessor's Account Number(s): R R3736900000 & R3736800000 Section 5/6 Township 5N Range 2W

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? _____ Yes _____ X No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: NA

Drainage: NA

3. How many acres is the property being subdivided? 190.72

4. What percentage of this property has water? 56% (107 acres)

5. How many inches of water are available to the property? 2.14 cfs

6. How is the land currently irrigated? ☐ Surface ☒ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☐ Surface ☒ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

Please see memo from SPF Water Engineering included with this application

9. Are there irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

The lots are a minimum of 8 acres in size and will be graded to contain the storm water on-site.

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Storm water from the private roads will be contained in borrow ditches.
Historical drainage features will be preserved through the site.

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: _____ Date: 10 / 27 / 2021
Property Owner (Application Submitted)

Signed: _____ Date: ____ / ____ / ____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____ / ____ / ____
Director / Staff

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

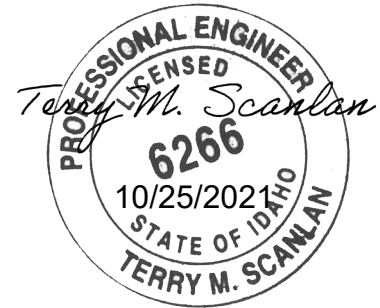
- 1 ☐ All canals, ditches, and laterals with their respective names.
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☐ Slope of the property in various locations.
- 6 ☐ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☐ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☐ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☒ Other information: There is not an irrigation plan included.
Please see memo from SPF Water Engineering included with this application

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

MEMORANDUM

DATE: October 25, 2021
TO: Matt Drown – Ridgeline Vistas, LLC
FROM: Terry Scanlan, P.E., P.G.
SPF NO: 1712.0010
RE: Ridgeline Vistas Subdivision Water Supply Recommendations



Project Description. Ridgeline Vistas, LLC proposes to develop a 190.72-acre site in Sections 5 and 6, Township 5 North, Range 2 West, Canyon County. The site is proposed as a 20-lot residential subdivision to be known as Ridgeline Vistas Subdivision. Subtracting 11.32 acres for road right-of-way, the residential development area will be 179.40 acres. Lot sizes will range from 8.44 acres to 9.7 acres in size, with an average size of 9.0 acres. The lot distribution from the preliminary plat is shown below as Figure 1.

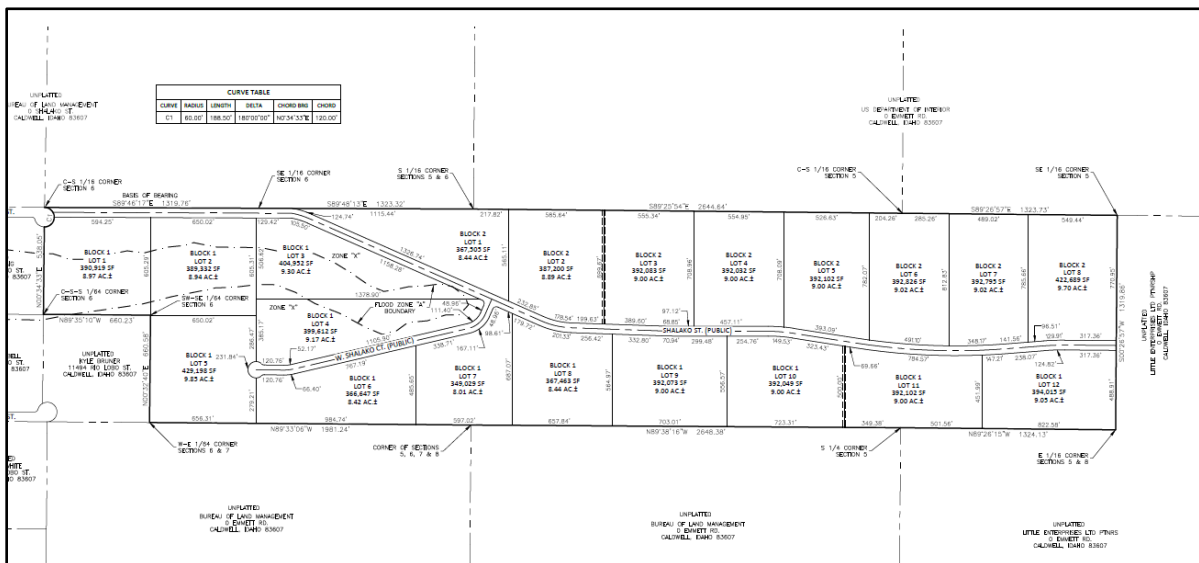


Figure 1. Ridgeline Vistas Subdivision lot distribution from preliminary plat (KM Engineering, 10/12/21)

Existing Water Rights. There are three water rights, two for irrigation and one for domestic and stockwater, associated with the property. Copies of existing water rights are provided as Attachment A.

- The two irrigation water rights, 63-32851 and 63-31214, authorize irrigation of 107 acres at a combined diversion rate of 2.14 cfs (960 gpm) from a groundwater well located within proposed Lot 8 of Block 1. These two water rights can be divided among the 20 lots as part of the development.

- The domestic and stockwater right, 63-18929, authorizes diversion of 0.11 cfs, not to exceed 13,000 gpd, from a well within proposed Lot 7 of Block 1. This water right should be assigned to Lot 7 Block 1.

Idaho Department of Water Resources records also lists four other irrigation water rights as appurtenant to the property. These water rights¹ were previously sold to others for mitigation or other purposes and are not available for use on the property.

Proposed Water Right Action. Ridgeline Vista, LLC proposes to divide irrigation water rights 63-32851 and 63-31214 into twenty separate water rights for each of the 20 lots. Water rights assigned to lots will vary, with flatter lots receiving larger allocations and steeper lots receiving smaller allocations. A proposed allocation is provided in the table below. Each water right acre is authorized 0.02 cfs (9 gpm).

Table 1. Proposed Irrigation Water Right Allocation

Block	Lot	Water Right Acres			Rate (cfs)
		Total	63-31214	63-32851	
1	1	7		7	0.14
1	2	7		7	0.14
1	3	7		7	0.14
1	4	8	1	7	0.16
1	5	7		7	0.14
1	6	7		7	0.14
1	7	5	5		0.10
1	8	6	6		0.12
1	9	8	8		0.16
1	10	8	8		0.16
1	11	8	8		0.16
1	12	8	8		0.16
2	1	4	4		0.08
2	2	4	4		0.08
2	3	2	2		0.04
2	4	3	3		0.06
2	5	4	4		0.08
2	6	2	2		0.04
2	7	1	1		0.02
2	8	1	1		0.02
Total		107	65	42	2.14

¹ 63-32852 (Flynn) for irrigation of 3 acres, 63-33313 (Peer) for irrigation of 2 acres, 63-33314 (Seel) for irrigation of 2.5 acres, and 63-33363 (Thacker) for irrigation of 1.0 acres.

The process for dividing the water rights will consist of submitting 19 applications for transfer of water right to the Idaho Department of Water Resources. Each application will create a new water right from the assigned portion, with a new point of diversion within that lot. Lot 8 Block 1 will not require a transfer application because it will retain the remaining 6 acres of water right 63-31214 and the authorized point of diversion. Upon approval of the transfer applications, each lot will have an appurtenant water right that shall be conveyed with sale of the lot.

Water rights for domestic purposes can be established without a water right action through domestic use provisions of Idaho Code 42-111 and 42-227. Each lot that constructs a well can utilize groundwater for domestic purpose, including stockwater and up to $\frac{1}{2}$ acres of irrigation, provided that the use does not exceed 13,000 gallons per day. As noted previously, existing domestic and stockwater right 63-18929 can be conveyed with Lot 7 of Block 1. The purchase agreement or deed for Lot 7 should explicitly state that water right 63-18929 is included.

Proposed Water System. Domestic and irrigation water supplies to the subdivision will be supplied from either 1 or 2 wells located on each lot. A domestic well can be used for diversion of irrigation water under the water right allocation listed previously. Alternatively, a separate irrigation well can be constructed.

Static water levels are anticipated to average approximately 200 feet below ground surface, which will require well depths of 300 to 400 feet.

- For a two-well option, a lot could have separate domestic and irrigation wells. Under this alternative, a 6-inch well would be constructed for domestic purposes. The 6-inch well would have a target depth of approximately 350 feet and be equipped with a 4-inch diameter 3-hp or 5-hp pump rated to produce approximately 20 gpm for domestic purposes. An 8-inch well could be constructed to approximately 400 feet and (depending on diversion rate) be equipped with a 5 to 15 hp submersible pump, 6-inch diameter, for irrigation purposes. The horsepower will vary according to acres irrigated, with those lots irrigating 7 acres or more likely requiring a 10 or 15 hp pump.
- For a single-well option, an 8-inch well could be constructed to approximately 400 feet, and equipped with a 5 to 20-hp variable speed submersible pump for both domestic and irrigation purposes. As an alternative to a single large pump, a homeowner could consider a two-pump system, with a smaller domestic pump and a larger irrigation pump. The single-well option will be most cost effective.

Regardless of the option selected, high-capacity wells (i.e., those designed to produce more than approximately 30 gpm) should be drilled using open-hole mud-rotary or reverse-rotary methods with sand filter pack and stainless-steel or PVC well screen. Such construction will minimize sand pumping problems and generally result in more efficient wells. Small capacity wells, requiring less than 30 gpm, can be drilled using air-rotary methods but are likely to be less efficient.

Attachment A
Water Right Reports and Maps

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

10/22/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-31214

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	RIDGELINE VISTAS LLC ATTN MATT DROWN 2150 W PACIFIC RIDGE EAGLE, ID 83616 2088699760
Original Owner	TRACY DOYLE PO BOX 61 MIDDLETON, ID 83644 2089657932
Original Owner	CHRISTOPHER E DOYLE PO BOX 610 MIDDLETON, ID 83644 2085734952

Priority Date: 04/26/1971

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/15	1.3 CFS	266.76 AFA
Total Diversion			1.3 CFS	266.76 AFA

Location of Point(s) of Diversion:

GROUND WATER|SWSWSW|Sec. 05|Township 05N|Range 02W|CANYON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
05N	02W	5		SWSW	25		SESW	25						
				SWSE	15									

Total Acres: 65

Conditions of Approval:

1. S39 THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 15 AND AFTER OCTOBER 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. P21 THIS RIGHT IS A SPLIT FROM FORMER RIGHT 63-7421.
4. T07 The right holder shall accomplish the change authorized by Transfer 71086 within one (1) year of the date of this approval or 5/7/05.
5. T08 Failure of the right holder to comply with the conditions of Transfer No. 71086 is cause for the Director to rescind approval of the transfer.
6. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
7. R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the lands above.
8. X36 Rights 63-31213, 63-31215 and 63-31216 are also diverted through the point of diversion described above.

Dates:

Licensed Date:

Decreed Date: 01/23/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: And

Water District Number: TBD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 4.5

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

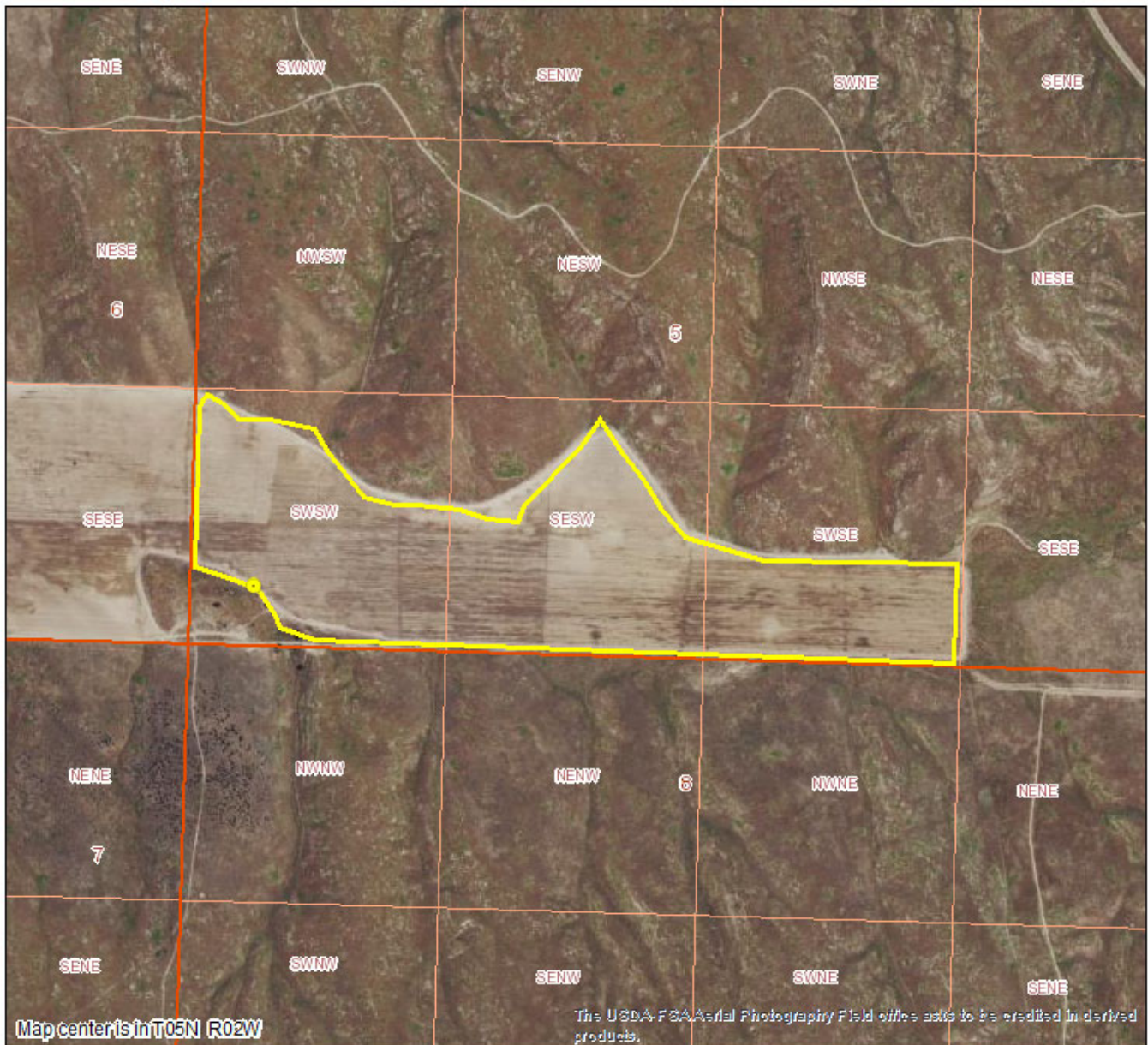
State of Idaho
Department of Water Resources

Water Right

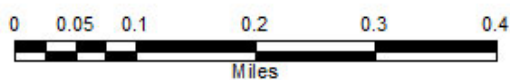
63-31214

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 10/22/2021



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

10/22/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-32851

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	RIDGELINE VISTAS LLC ATTN MATT DROWN 2150 W PACIFIC RIDGE EAGLE, ID 83616 2088699760
Directors Report Owner	HIGH PLAINS LLC C/O FRANK FICKEN 2724 LAVENDER DR WALNUT CREEK, CA 94596 9259630895
Original Owner	C L SHAWVER
Original Owner	D J SHAWVER 2710 ESQUIRE DR BOISE, ID 83704 2083752477

Priority Date: 04/26/1971

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/15	0.84 CFS	172.4 AFA
Total Diversion			0.84 CFS	172.4 AFA

Location of Point(s) of Diversion:

GROUND WATER | SWSW | Sec. 05 | Township 05N | Range 02W | CANYON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
05N	02W	6		SWSE	28.2		SESE	13.8						

Total Acres: 42

Conditions of Approval:

1. Property also known as Lot 14, Blk. 1, High Plains Estates Subdivision.
2. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
3. This right is a split from former right 63-32131 .
4. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
5. S39 The use of water for irrigation under this right may begin as early as March 1 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 15 and after October 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

Dates:

Licensed Date:

Decreed Date: 02/02/2010

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: TBD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 4.5

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

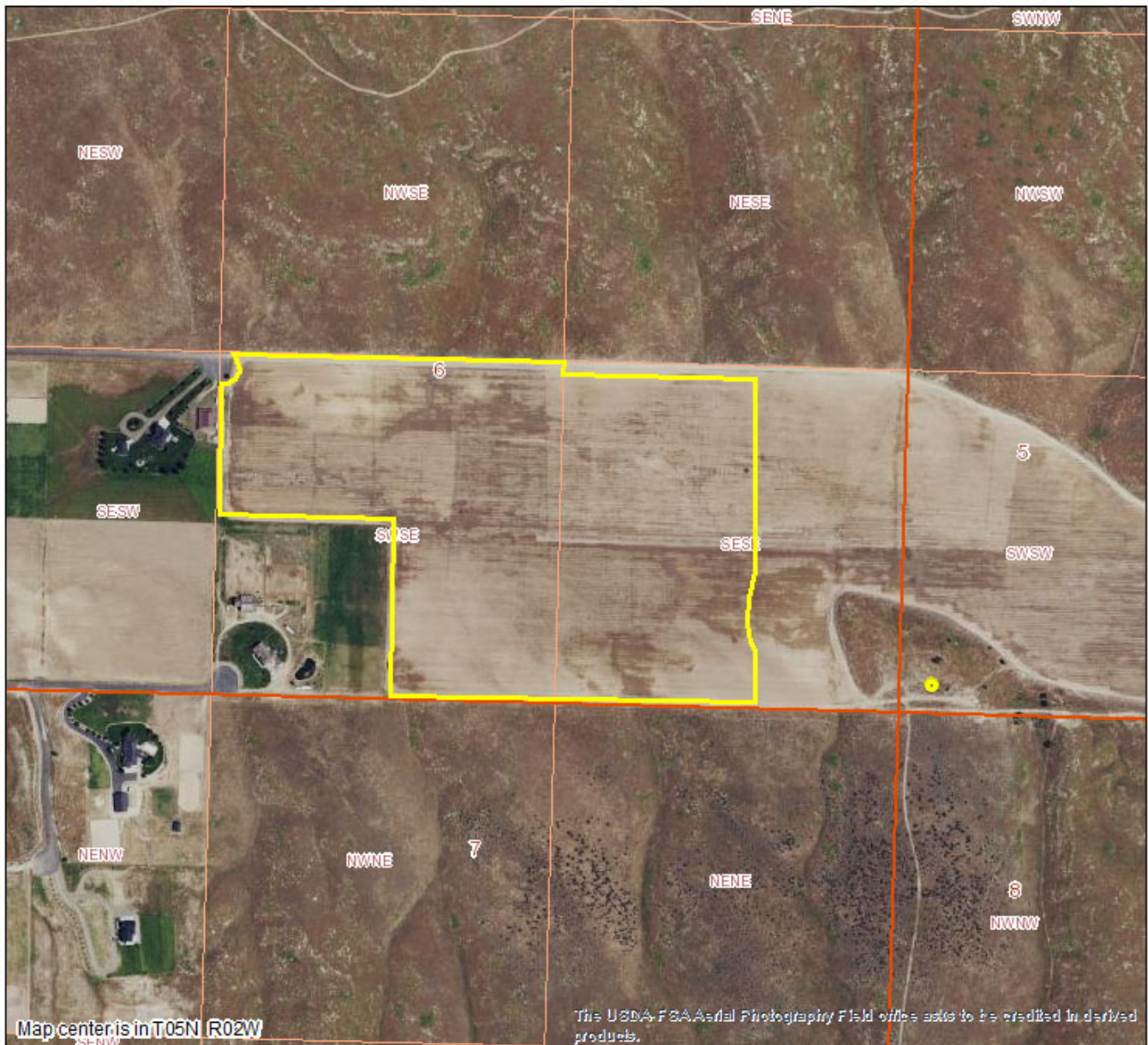
State of Idaho
Department of Water Resources

Water Right

63-32851

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 10/22/2021



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



WATER RIGHT REPORT

WATER RIGHT NO. 63-18929

2083752477

Status: Active

GROUND WATER

Total Diversion	0.11 CFS
-----------------	----------

Place of Use Legal Description: STOCKWATER CANYON County

Place of Use Legal Description: DOMESTIC CANYON County

05N	02W	5	SWSW
-----	-----	---	------

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
4. STOCKWATER, 450 RANGE CATTLE PARCEL NO. 9R 05N02W056000

Dates:

Licensed Date:

Decreed Date: 02/14/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: OR

Water District Number: TBD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

State of Idaho
Department of Water Resources

Water Right

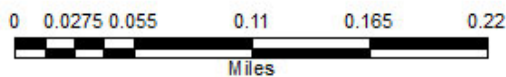
63-18929

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 10/22/2021

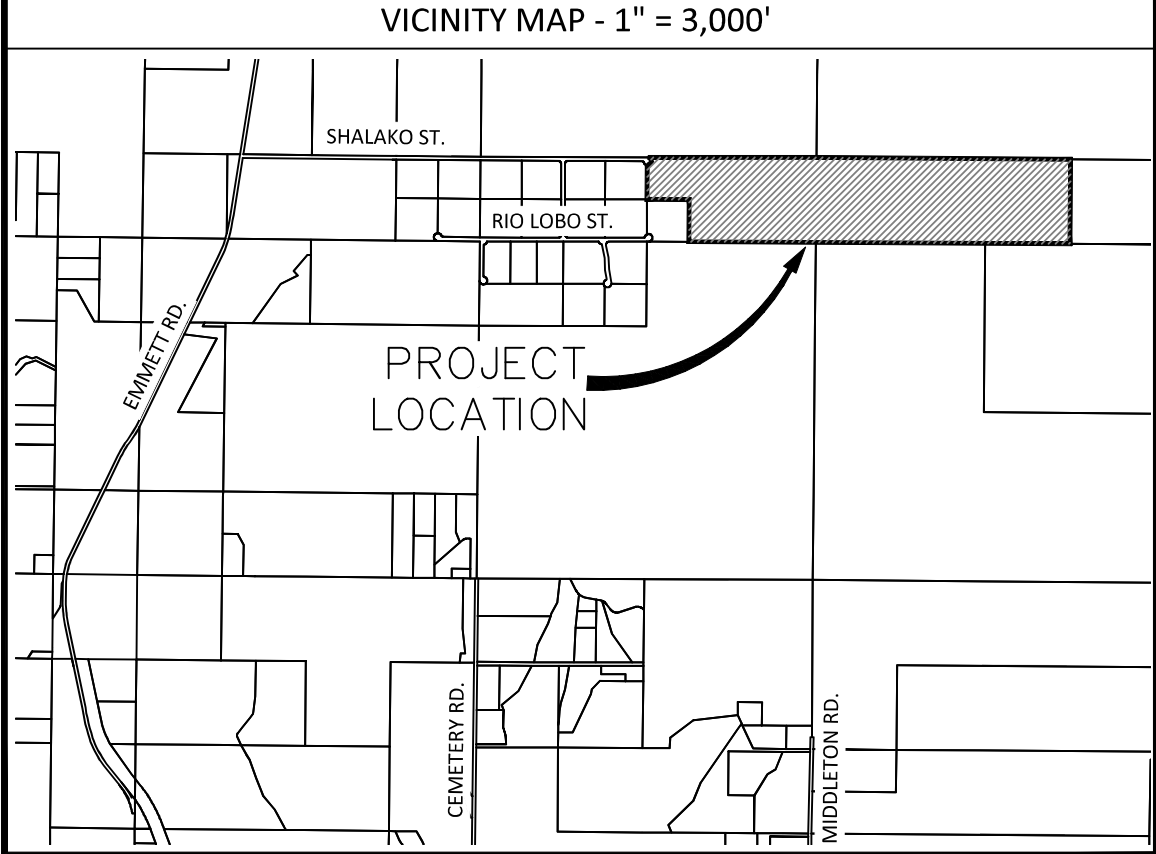


Legend

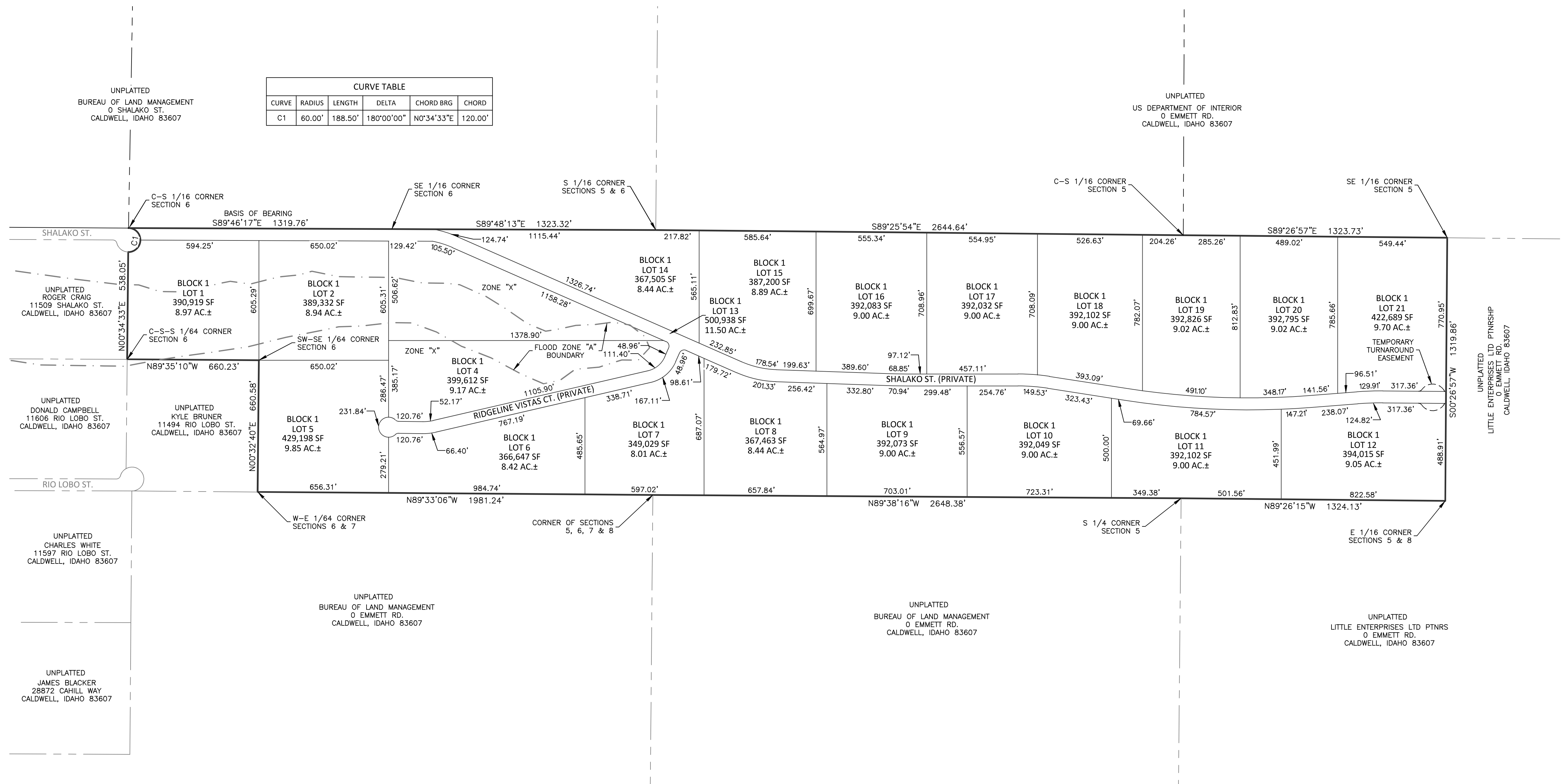
- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



PRELIMINARY PLAT SHOWING RIDGELINE VISTAS SUBDIVISION



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	60.00'	188.50'	180°00'00"	N0°34'33"E	120.00'



LEGEND

	BOUNDARY LINE		BLOCK NUMBER
	OFFSITE PROPERTY LINE		LOT NUMBER
	ROAD CENTERLINE		ZONING
	SECTION LINE		
	LOT LINE		ASPHALT
	FLOW LINE		GRAVEL
	SETBACK LINE		
	FLOOD ZONE BOUNDARY LINE		BUILDING ENVELOPE

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT
SHEET PP2.0	EXISTING CONDITIONS
SHEETS PP3.0–PP3.3	PRELIMINARY ENGINEERING AND REVEGETATION PLAN

PRELIMINARY PLAT DATA

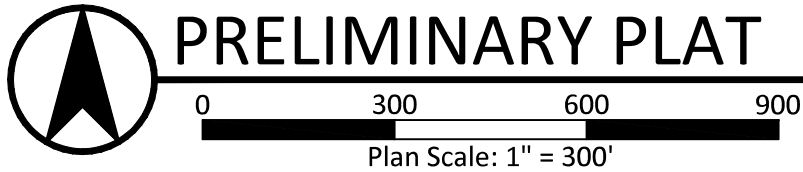
SITE DATA	
CURRENT ZONING	CR--R-R CONDITIONAL RURAL RESIDENTIAL
TOTAL AREA OF SITE	190.72 ACRES
AREA PROPOSED R-R	190.72 ACRES
AREA SINGLE FAMILY RESIDENTIAL	179.22 ACRES
AREA COMMON LOT PRIVATE ROAD	11.50 ACRES
OVERALL SINGLE FAMILY RESIDENTIAL LOT DATA (ZONE CR-R-R)	
TOTAL LOTS	21
RESIDENTIAL LOTS	20
OVERALL ACREAGE	190.72
RESIDENTIAL ACREAGE	179.22
DENSITY	0.11 RES./ACRE
MINIMUM RESIDENTIAL LOT SIZE	349,029 SQ. FEET 8.01 ACRE
AVERAGE RESIDENTIAL LOT SIZE	390,341 SQ. FEET 8.96 ACRES
EASEMENT DATA	
GENERAL UTILITY EASEMENT	
FRONT AND REAR	10 FEET
SIDE	10 FEET AS SHOWN HEREON
TEMPORARY TURNAROUND EASEMENT	AS SHOWN HEREON
SETBACK DATA	
FRONT AND REAR	20 FEET
SIDE	10 FEET
CORNER	20 FEET

PRELIMINARY PLAT NOTES

1. THIS PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT NO. 033 PER INSTRUMENT NUMBER 2021-034824.
2. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
3. AS SHOWN HEREON, A PORTION OF THIS PLAT IS LOCATED WITHIN ZONE A, PER FLOOD INSURANCE RATE MAP, PANEL 150 OF 575, MAP NUMBER 16027C0150F, DATED MAY 24, 2011.
4. LOT 13, BLOCK 1 IS A COMMON LOT FOR THE PURPOSE OF A PRIVATE ROAD THAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ASSIGNS.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

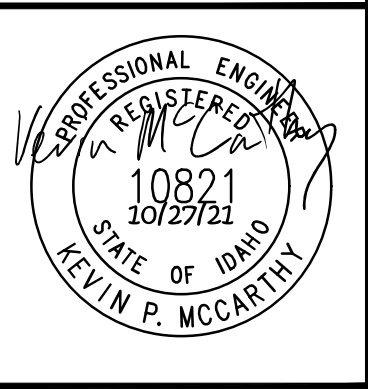


PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY PLAT
CANYON COUNTY, IDAHO

[illegible]

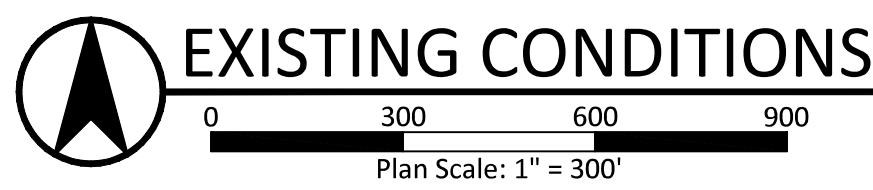
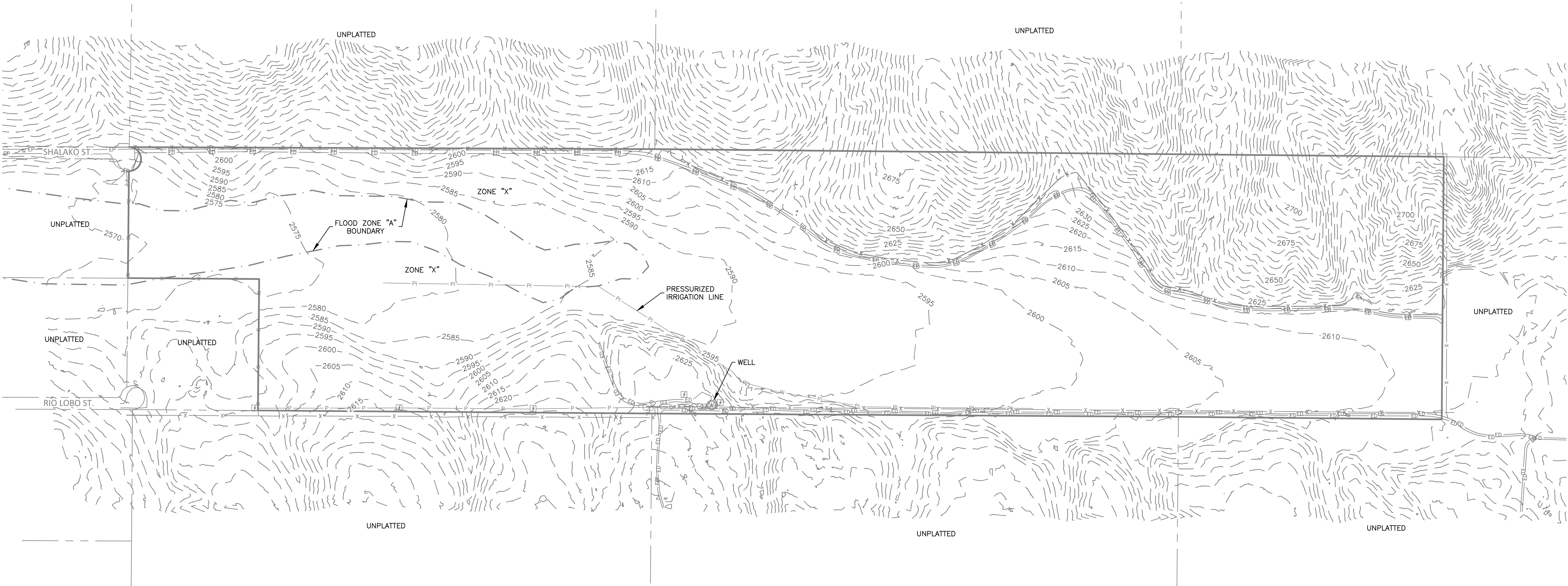
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE:	10/27/27
PROJECT:	18-168
SHEET NO.	
PP1.0	

OWNER/DEVELOPER
RIDGELINE VISTAS, LLC
MATT DROWN
PHONE: (208) 867-5309
2150 W. PACIFIC RIDGE
EAGLE, ID 83616

ENGINEERING CONSULTANTS
KM ENGINEERING, LLP
5725 N DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com



LEGEND

BOUNDARY LINE

OFFSITE PROPERTY LINE

ROAD CENTERLINE

SECTION LINE

R/W

R/W

RIGHT-OF-WAY LINE

LOT LINE

FLOW LINE

EASEMENT

FLOOD ZONE BOUNDARY LINE

EXISTING IMPROVEMENTS

OP

OP

OVERHEAD POWER LINE

P

P

UNDERGROUND POWER LINE

PI

PI

PRESSURIZED IRRIGATION LINE

POWER/UTILITY POLE

ELECTRIC BOX/TRANSFORMER

WELL

EP

EP

EDGE OF PAVEMENT

ED

ED

EDGE OF DIRT ROAD

X

X

X

FENCE LINE

ASPHALT

2600

EXISTING GRADE CONTOUR

- SURVEY NOTES
1. THIS SURVEY WAS CONDUCTED IN THE SUMMER OF 2021.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND ARE BASED ON ABOVE GROUND EVIDENCE AND UTILITY MAPS OBTAINED FROM APPROPRIATE UTILITY COMPANIES.

3. THE VERTICAL DATUM USED HEREON IS BASED ON NAVD 88.

P:\18-168\CAD\PLAT\PP2.DWG 18-168 PP2.DWG EXISTING CONDITIONS DWG LARL KALUDKOSKI 10/27/2021 DLAWS TO PDF PLOT, 24X36 L [PP2]

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION

EXISTING CONDITIONS

CANYON COUNTY, IDAHO

REVISIONS

NO.	ITEM	DATE

km

ENGINEERING

5725 NORTH DISCOVERY WAY

BOISE, IDAHO 83713

PHONE (208) 639-6939

kmengllp.com

PROFESSIONAL ENGINEER

PREPARED BY

10821

10/27/21

STATE OF IDAHO

KEVIN P. MCCARTHY

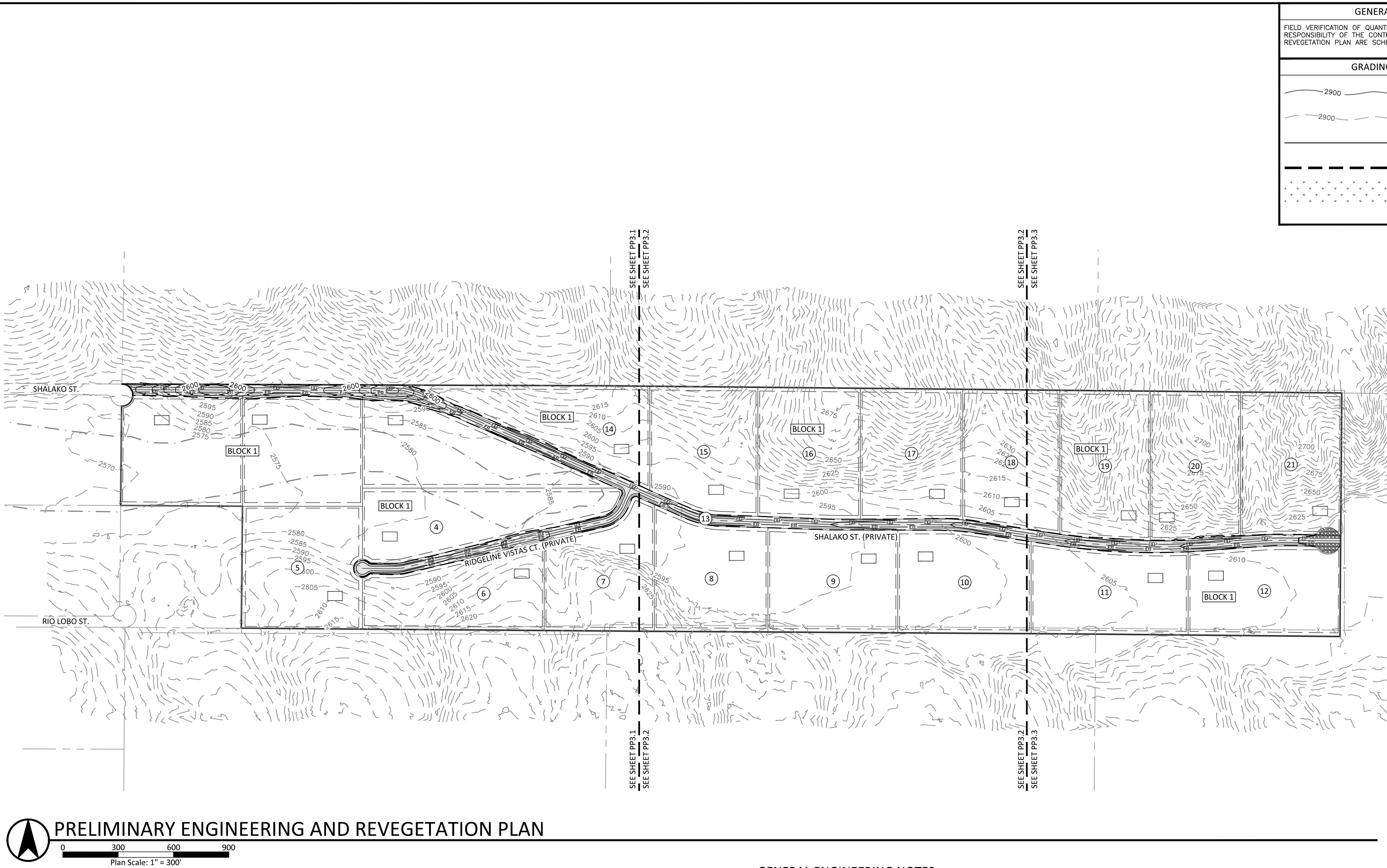
DATE: 10/27/21

PROJECT: 18-168

SHEET NO. PP2.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\18-168\CD\04\ATTY\PRELIMINARY\18-168-PP3.0 PRELIMINARY ENGINEERING LONG\ATLEE CANDORIAN\10/27/2021.DWG TO PFP.PCL24066 (PP3)

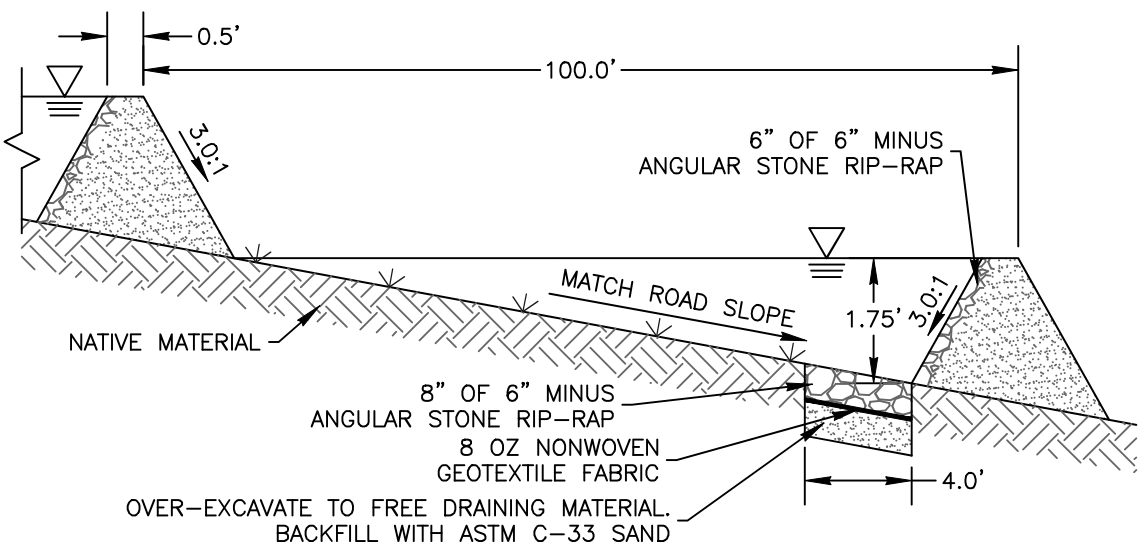
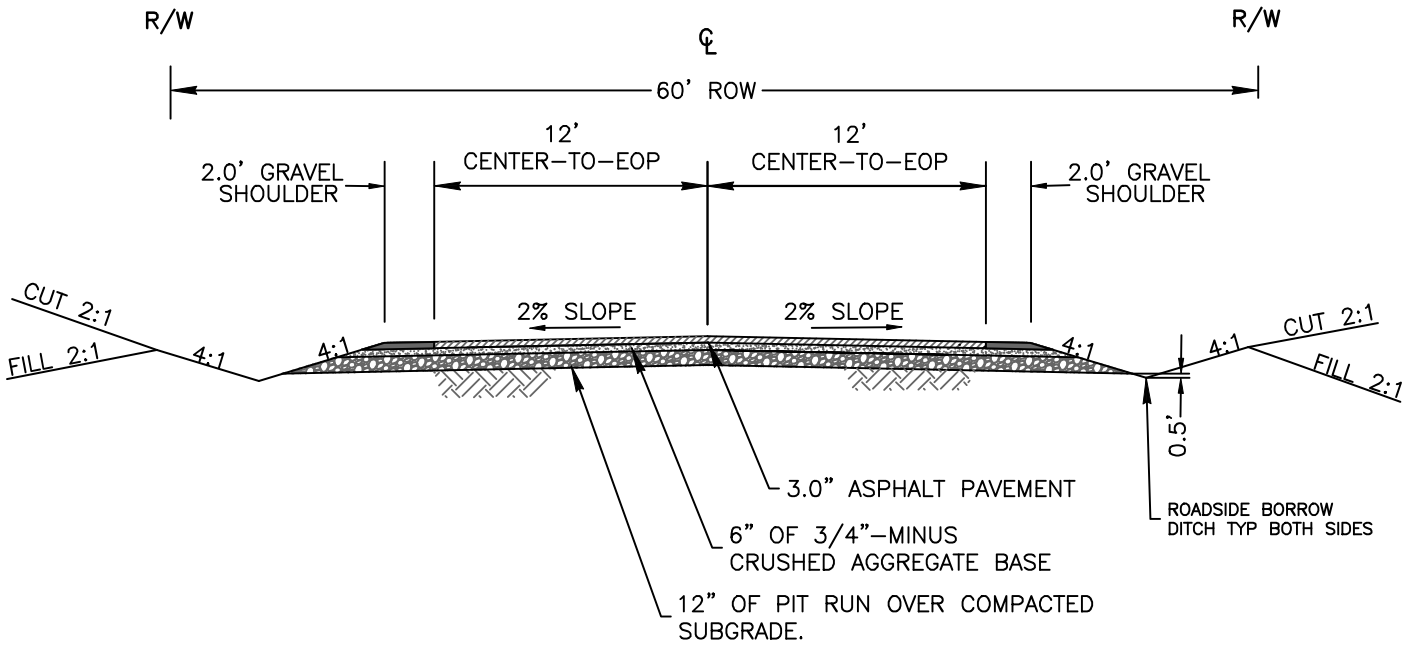


GENERAL NOTES	
FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.	
GRADING LEGEND	
	2900 FINISHED GRADE CONTOUR
	2900 EXISTING GRADE CONTOUR
	GRADE BREAK
	LIMITS OF GRADING
	AREA TO BE HYDROSEEDED

REVEGETATION NOTES	
EXISTING TOPOGRAPHY & VEGETATION THE AREA TO BE REVEGETATED, AS OUTLINED ON THE PLAN, CONSISTS OF FOOTHILL SLOPES AND RAVINES ASSOCIATED WITH THE BOISE AREA. THE SLOPES TO BE AFFECTED VARY IN DEGREE AND ASPECT. THE EXISTING VEGETATION CONSISTS PRIMARILY OF NATIVE DRYLAND SHRUBS, GRASSES, AND FORBS, AND INTRODUCED WEEDS.	
SITE PREPARATION/ TOPSOIL REMOVAL THE EARTHWORK PROCESS SHALL BEGIN WITH CLEARING MINIMAL LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES WILL BE CHIPPED ON SITE TO PROVIDE SOIL TEXTURE IMPROVEMENT, OR REMOVED AND DISPOSED OF. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHALL BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATION. SAMPLES OF STOCKPILED SOIL SHALL BE TAKEN AND TESTED FOR SPECIFIC SOIL STRUCTURES AND FERTILITY. TEST RESULTS WILL BE THE BASIS FOR DETERMINING WHICH, IF ANY, SOIL AMENDMENTS WILL BE NECESSARY TO PROMOTE PLANT ESTABLISHMENT AND GROWTH.	
TOPSOIL DISTRIBUTION ONCE THE GENERAL EARTHWORK IS COMPLETE AND FINE GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHALL BE REDISTRIBUTED OVER AREAS TO A MINIMUM DEPTH OF FOUR (4) INCHES. WHERE NEEDED, SLOPES SHALL BE GRADED WITH SERRATION TO HOLD THE TOPSOIL ADEQUATELY. THE TOPSOIL SHALL BE SPREAD AND LIGHTLY COMPACTED UTILIZING A BULLDOZER TRACTOR OR OTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE ACCOMPLISHED AS GRADING IS COMPLETED.	
REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY AFTER TOPSOIL PLACEMENT AND FINE GRADING IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION. THE SURFACE SHALL BE SCARIFIED OR AGAIN "CAT TRACKED" PRIOR TO SEEDING.	
SEEDING DRILL SEEDING TO SLOPES LESS THAN 4:1 AND BROADCAST SEEDING BY HYDROSEEDER FOR GREATER SLOPES SHALL BE USED TO APPLY THE SEED TO THE PROJECT SITE. THE SEED MIX OR MIXES SHALL BE DEFINED ON THE FINAL CONSTRUCTION PLANS.	
WATER THE SEEDING WILL RELY UPON NATURAL PRECIPITATION FOR SEED GERMINATION AND ESTABLISHMENT. MINIMUM GERMINATION OF 90 PERCENT IS REQUIRED. CONTRACTOR SHALL RESEED OR OVERSEED AS NECESSARY TO MEET THIS GERMINATION. TEMPORARY IRRIGATION WILL BE NECESSARY IF THIS GERMINATION IS NOT MET OR IF SEED IS NOT INSTALLED WITHIN NON-IRRIGATED NATIVE SEED RECOMMENDED WINDOW.	
NON IRRIGATED NATIVE SEED RECOMMENDED WINDOW: SPRING SEEDING - AFTER FROST LEAVES GROUND AND TEMPERATURES ARE CONSISTENT ±FEB. 15-MAY 15 FALL SEEDING - AFTER FIRST FROST IN FALL. ±OCTOBER 15- NOVEMBER 15 DO NOT APPLY SEED ON TOP OF SNOW	
FERTILIZATION AMENDMENTS AND FERTILIZERS WILL BE ADDED TO THE TOPSOIL, AS DETERMINED FROM THE SOIL TESTS, AND ONLY AS NECESSARY.	
MULCHING TO PROVIDE PROTECTIVE SEED COVER, AID IN EROSION CONTROL AND HELP TO RETAIN MOISTURE, A GRASS-FIBER MULCH AND SYNTHETIC TACKIFIER SHALL BE BROADCAST IN A HYDROMULCH PROCESS FOLLOWING SEEDING. THE GRASS-FIBER MULCH IS BROADCAST AT A MINIMUM RATE OF TWO THOUSAND (1,000) POUNDS PER ACRE.	
EROSION CONTROL UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE REPORT, THE ABOVE RECOMMENDED EROSION CONTROL MEASURES WILL PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING COMMENCES.	
A 90% VEGETATIVE COVER IS RECOMMENDED TO CONTROL EROSION. IF AN UNUSUAL SEASON OCCURS WITH EXCESSIVE RAINFALL AND RUN-OFF, THE FOLLOWING MEASURES SHALL BE TAKEN. SURFACE CONDITIONS SHALL BE MONITORED ON A DAILY BASIS. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, ONE OR MORE REMEDIAL MEASURES SHALL BE IMPLEMENTED AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER. SURFACE RUNOFF SHALL BE CONTROLLED WITH INTERCEPTOR DITCHES CONSTRUCTED AT THE TOP OF SLOPE AND AT DOWN SLOPE INTERVALS AS REQUIRED. TRENCHING SHALL OCCUR AT SHALLOW ANGLES TO THE CONTOURS TO MINIMIZE FLOW VELOCITY. UNDER SEVERE RUNOFF CONDITIONS DITCHES MAY REQUIRE EROSION CONTROL MEASURES TO COLLECT SEDIMENT AND PREVENT DITCH EROSION. ROCK CHECK DAMS SHALL BE USED TO CONTROL SWALE EROSION. SHOULD ERODED SEDIMENTS THREATEN ADJACENT PROPERTIES OR DRAINAGE SYSTEMS, THE TOE OF THE SLOPE SHALL BE LINED WITH BALES OR SILT FENCES TO CONTAIN SEDIMENTS ON-SITE.	
GENERAL NOTES FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.	

REVEGETATION SUMMARY	
AREA TO BE HYDROSEEDED 302,828 SF ± (6.95 AC ±)	

- GENERAL ENGINEERING NOTES**
- DOMESTIC WATER SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
 - SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
 - ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
 - CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER, DRAINAGE, AND SEWER.
 - ALL STREETS SHALL BE PRIVATE ROADS. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON COUNTY STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTION, THIS SHEET.
 - STORM DRAINAGE FROM LOT 13, BLOCK 1, THE PRIVATE ROADWAY SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE BOUNDARY OF SAID LOT 13, BLOCK 1.
 - HISTORIC DRAINAGE FLOW PATTERNS WILL BE MAINTAINED WITH FINAL GRADING.
 - ALL RESIDENCES WILL BE OUTFITTED WITH A RESIDENTIAL FIRE SPRINKLER PROTECTION SYSTEM.
 - ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION AND WILL BE PRESERVED WHERE POSSIBLE. ANY WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
 - FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING GRADES.
 - BORROW DITCHES WILL BE PROTECTED VIA THE USE OF STRAW WADDLES AND CHECK DAMS. IF DAMAGE OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE FACILITIES AS NEEDED.



PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION

PRELIMINARY ENGINEERING AND REVEGETATION PLAN

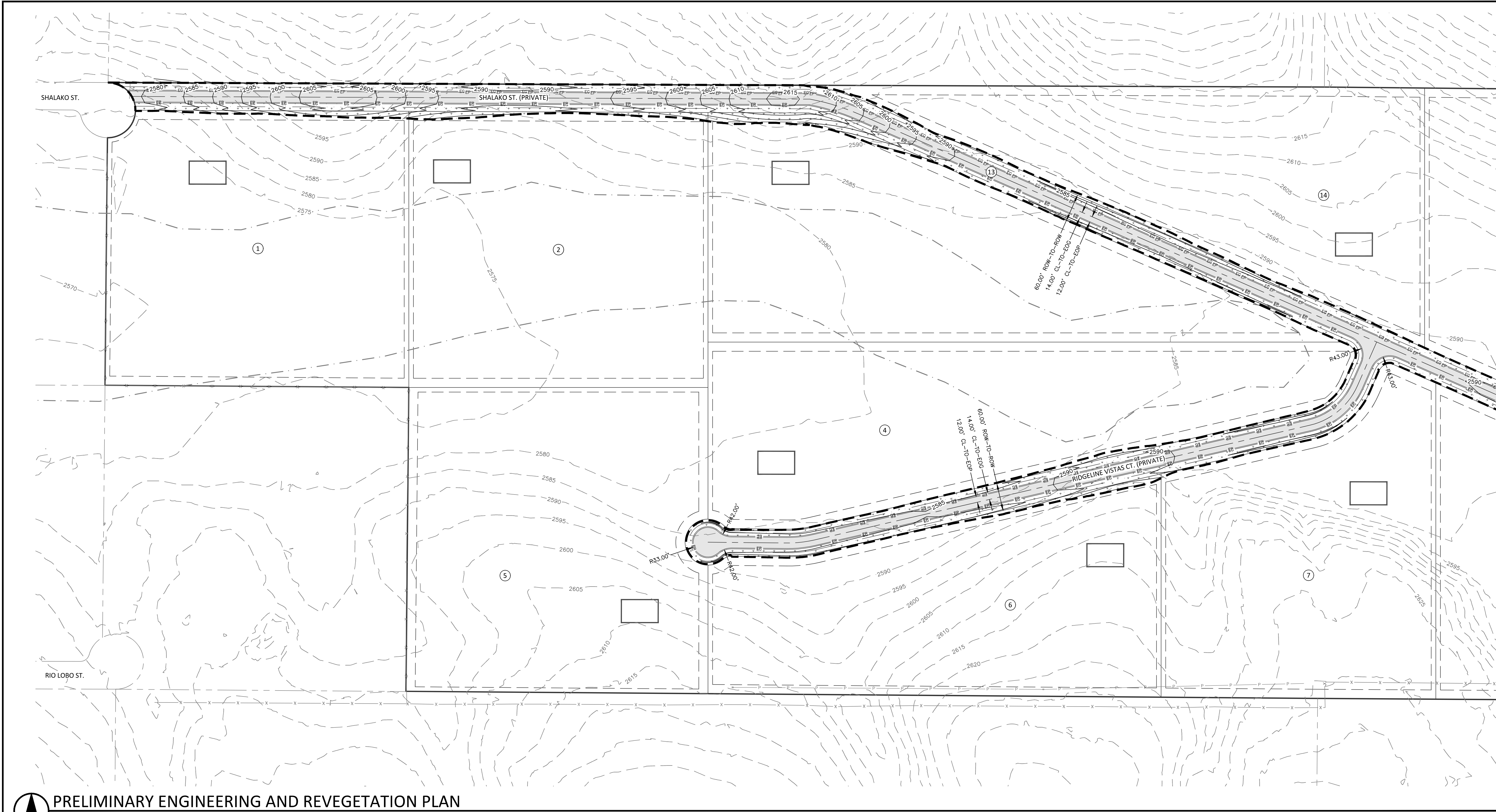
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10/27/21
PROJECT: 18-168
SHEET NO. PP3.0

PRELIMINARY - NOT FOR CONSTRUCTION



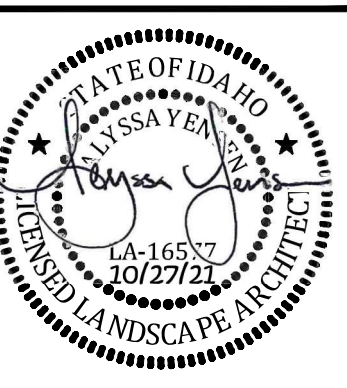
 **PRELIMINARY ENGINEERING AND REVEGETATION PLAN**
0 100 200 300
Plan Scale: 1" = 100'

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE

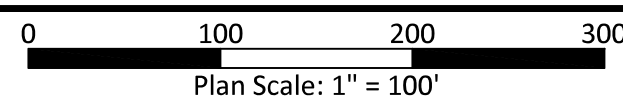
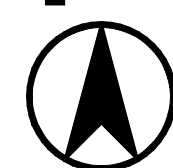
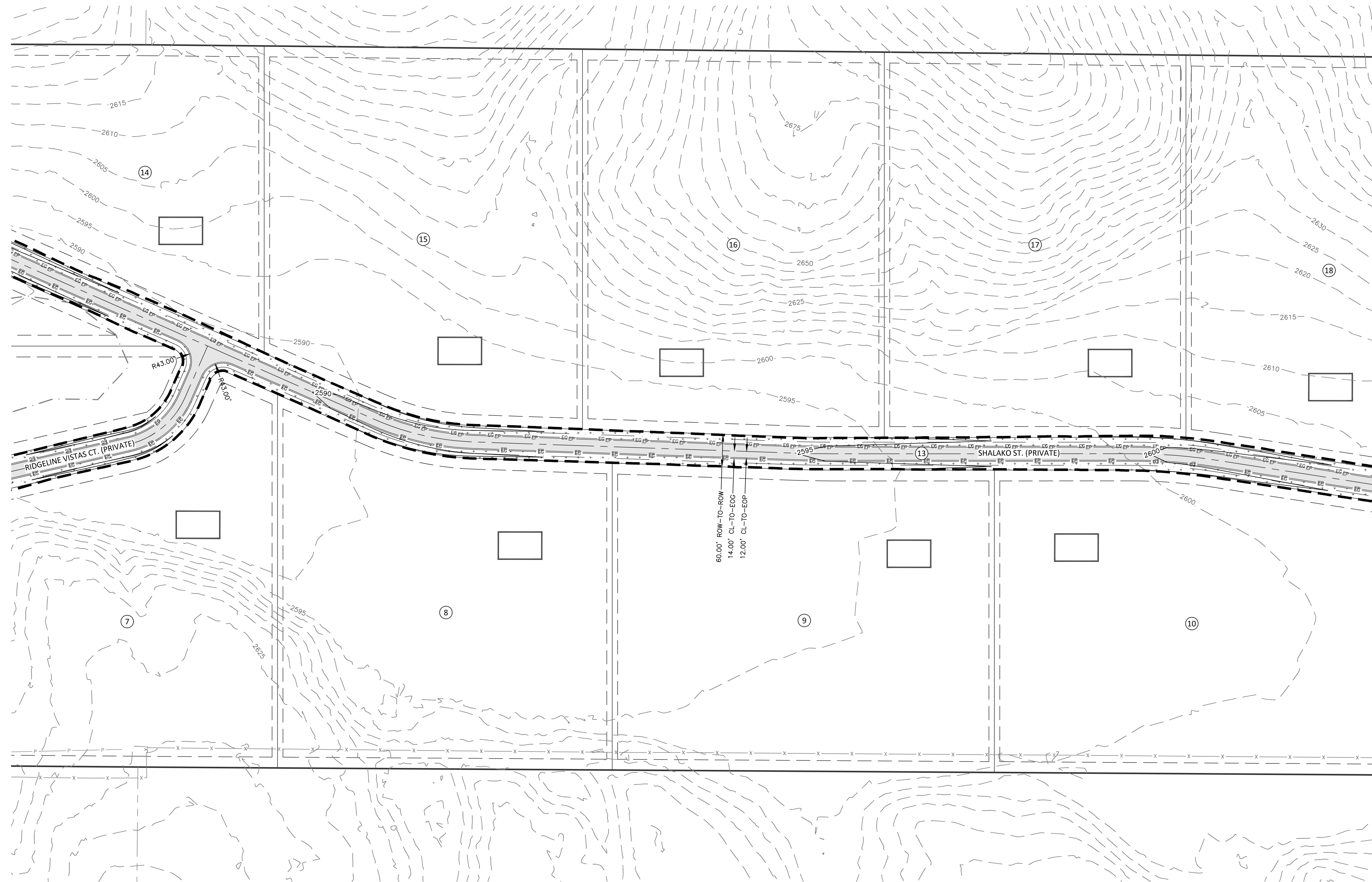
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP3.1

MATCH LINE - SEE SHEET PP3.2

PRELIMINARY - NOT FOR CONSTRUCTION



MATCH LINE - SEE SHEET PP3.3

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

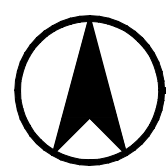
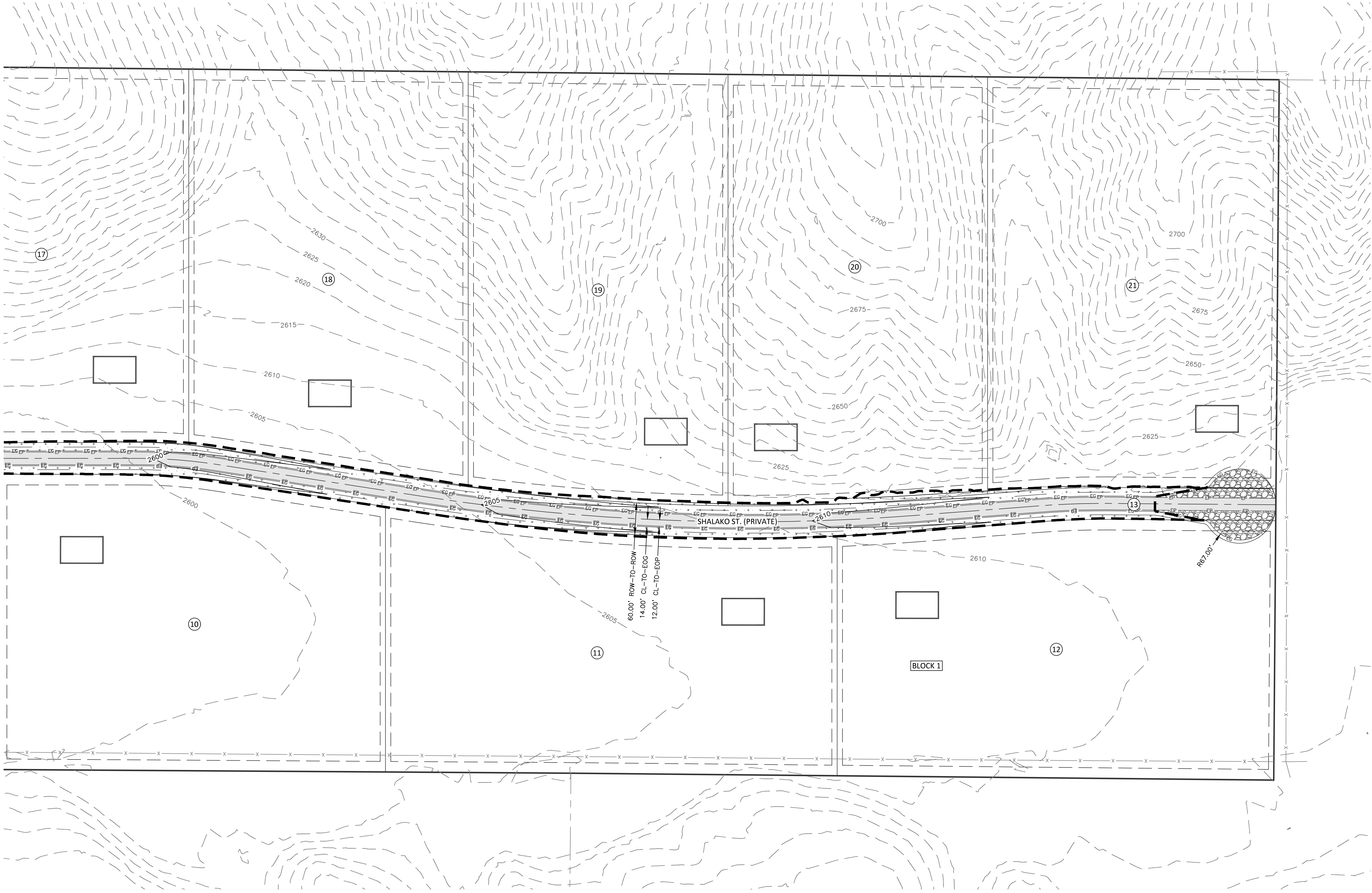
[illegible]

kme
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	10/27/
PROJECT:	18-1
SHEET NO.	
PP3.2	

PRELIMINARY - NOT FOR CONSTRUCTION

MATCH LINE - SEE SHEET PP3.2



PRELIMINARY ENGINEERING AND REVEGETATION PLAN

0 100 200 300
Plan Scale: 1" = 100'

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION PRELIMINARY ENGINEERING AND REVEGETATION PLAN CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE

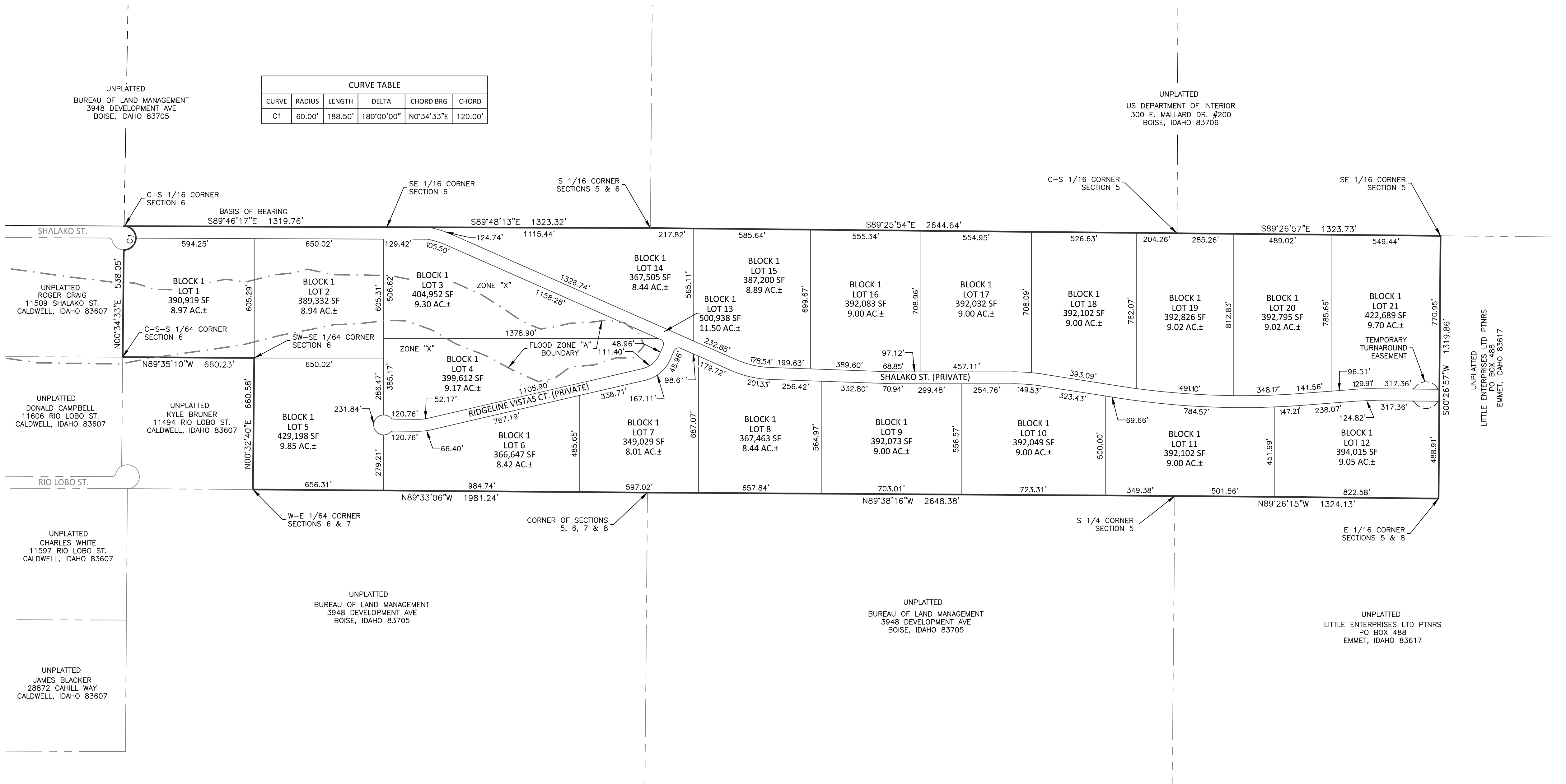
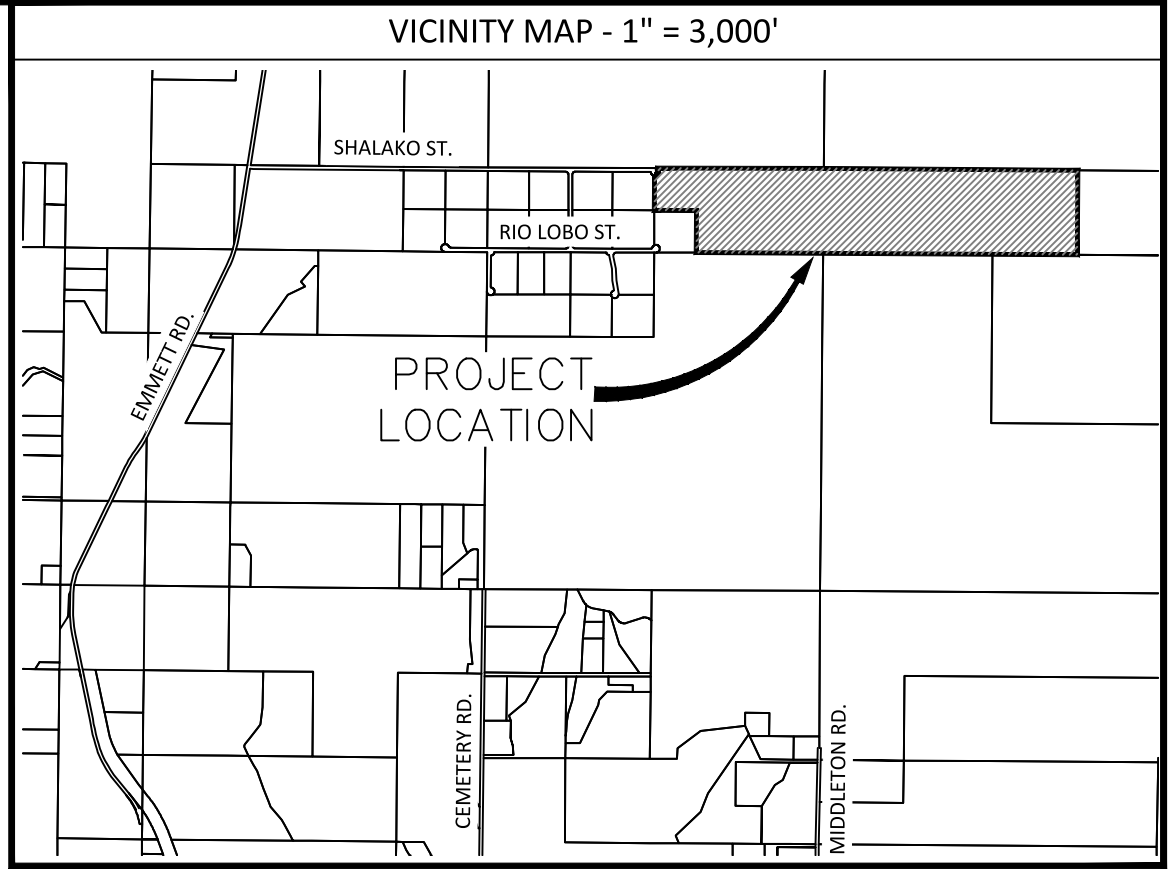
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP3.3

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT SHOWING
RIDGELINE VISTAS SUBDIVISION
THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 5,
AND A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 6,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



LEGEND

—	BOUNDARY LINE	[BLOCK #]	BLOCK NUMBER
- - -	OFFSITE PROPERTY LINE	(#)	LOT NUMBER
- - -	ROAD CENTERLINE	(R-R)	ZONING
- - -	SECTION LINE		ASPHALT
- - -	FLOW LINE		GRAVEL
- - -	SETBACK LINE		BUILDING ENVELOPE
- - -	FLOOD ZONE BOUNDARY LINE		

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT
SHEET PP2.0	EXISTING CONDITIONS
SHEETS PP3.0-PP3.3	PRELIMINARY ENGINEERING AND REVEGETATION PLAN

PRELIMINARY PLAT DATA

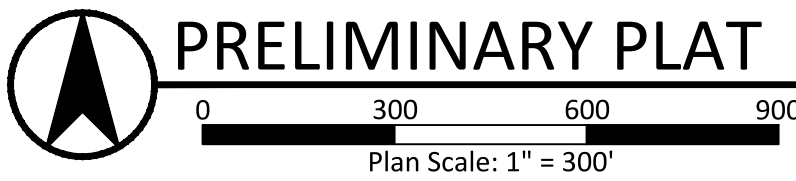
SITE DATA	
CURRENT ZONING	CR-R-R CONDITIONAL RURAL RESIDENTIAL
TOTAL AREA OF SITE	190.72 ACRES
AREA PROPOSED R-R	190.72 ACRES
AREA SINGLE FAMILY RESIDENTIAL	179.22 ACRES
AREA COMMON LOT PRIVATE ROAD	11.50 ACRES
OVERALL SINGLE FAMILY RESIDENTIAL LOT DATA (ZONE CR-R-R)	
TOTAL LOTS	21
RESIDENTIAL LOTS	20
OVERALL ACREAGE	190.72
RESIDENTIAL ACREAGE	179.22
DENSITY	0.11 RES./ACRE
MINIMUM RESIDENTIAL LOT SIZE	349,029 SQ. FEET 8.01 ACRE
AVERAGE RESIDENTIAL LOT SIZE	390,341 SQ. FEET 8.96 ACRES
EASEMENT DATA	
GENERAL UTILITY EASEMENT	
FRONT AND REAR	10 FEET
SIDE	10 FEET AS SHOWN HEREON
TEMPORARY TURNAROUND EASEMENT	AS SHOWN HEREON
SETBACK DATA	
FRONT AND REAR	20 FEET
SIDE	10 FEET
CORNER	20 FEET

PRELIMINARY PLAT NOTES

- THIS PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT NO. 033 PER INSTRUMENT NUMBER 2021-034824.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- AS SHOWN HEREON, A PORTION OF THIS PLAT IS LOCATED WITHIN ZONE A, PER FLOOD INSURANCE RATE MAP, PANEL 150 OF 575, MAP NUMBER 16027C0150F, DATED MAY 24, 2011.
- LOT 13, BLOCK 1 IS A COMMON LOT FOR THE PURPOSE OF A PRIVATE ROAD THAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ASSIGNS.

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.



OWNER/DEVELOPER
RIDGELINE VISTAS, LLC
MATT DROWN
PHONE: (208) 867-5309
2150 W. PACIFIC RIDGE
EAGLE, ID 83616

ENGINEERING CONSULTANT
KM ENGINEERING, LLP
5725 N DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN MCCARTHY, P.E.
EMAIL: kevin@kmenllp.com

PRELIMINARY - NOT FOR CONSTRUCTION

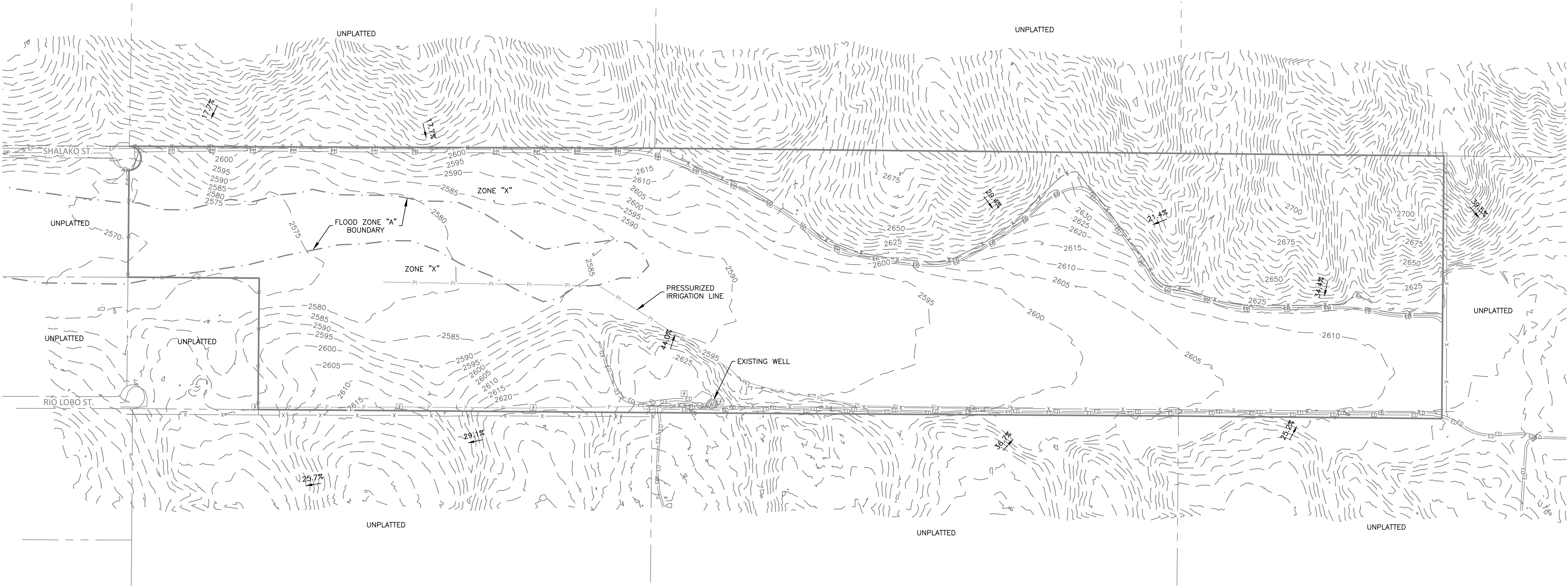
RIDGELINE VISTAS SUBDIVISION
PRELIMINARY PLAT
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenllp.com

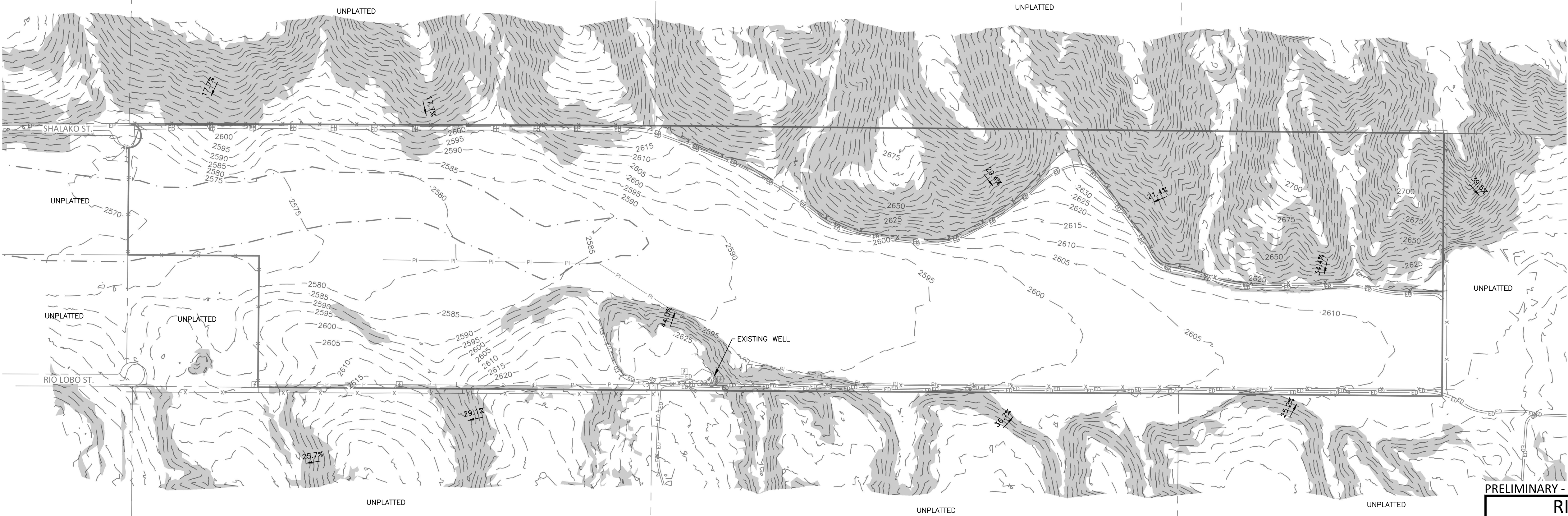
DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP1.0

PROFESSIONAL ENGINEER
REGISTERED
10821
6/1/22
STATE OF IDAHO
KEVIN P. MCCARTHY



EXISTING CONDITIONS

0 300 600 900
Plan Scale: 1" = 300'



EXISTING CONDITIONS WITH SLOPES

0 300 600 900
Plan Scale: 1" = 300'

LEGEND

BOUNDARY LINE
OFFSITE PROPERTY LINE
ROAD CENTERLINE
SECTION LINE
RIGHT-OF-WAY LINE
LOT LINE
FLOW LINE
EASEMENT
FLOOD ZONE BOUNDARY LINE

EXISTING IMPROVEMENTS

OVERHEAD POWER LINE
UNDERGROUND POWER LINE
PRESSURIZED IRRIGATION LINE
POWER/UTILITY POLE
ELECTRIC BOX/TRANSFORMER
WELL
EDGE OF PAVEMENT
EDGE OF DIRT ROAD
FENCE LINE
EXISTING GRADE CONTOUR
EXISTING SLOPES GREATER THAN 15%

- SURVEY NOTES**
- THIS SURVEY WAS CONDUCTED IN THE SUMMER OF 2021.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND ARE BASED ON ABOVE GROUND EVIDENCE AND UTILITY MAPS OBTAINED FROM APPROPRIATE UTILITY COMPANIES.
 - THE VERTICAL DATUM USED HEREON IS BASED ON NAVD 88.

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION
EXISTING CONDITIONS
CANYON COUNTY, IDAHO

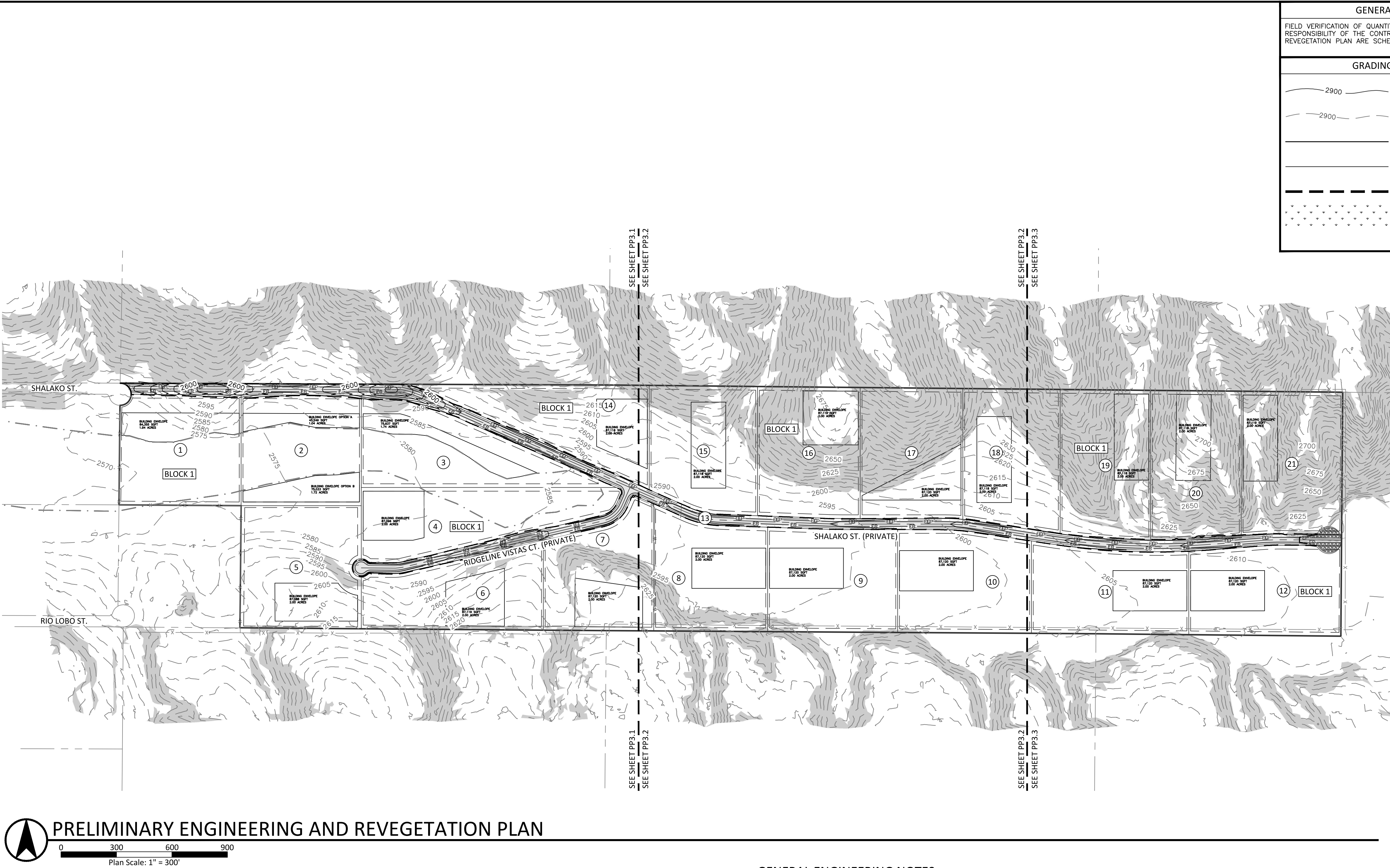
REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10/27/21
PROJECT: 18-168
SHEET NO. PP.2.0

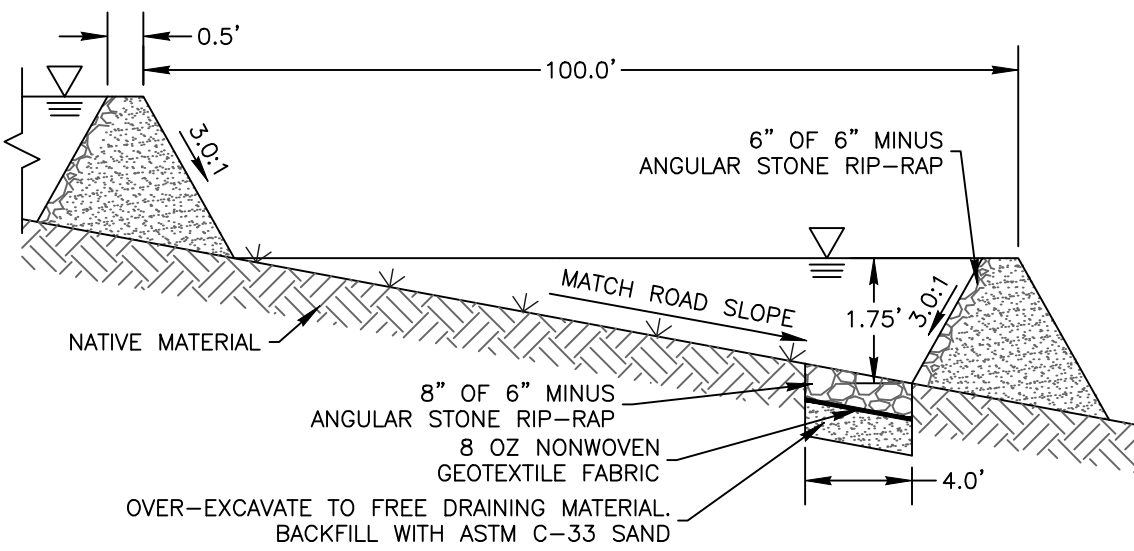
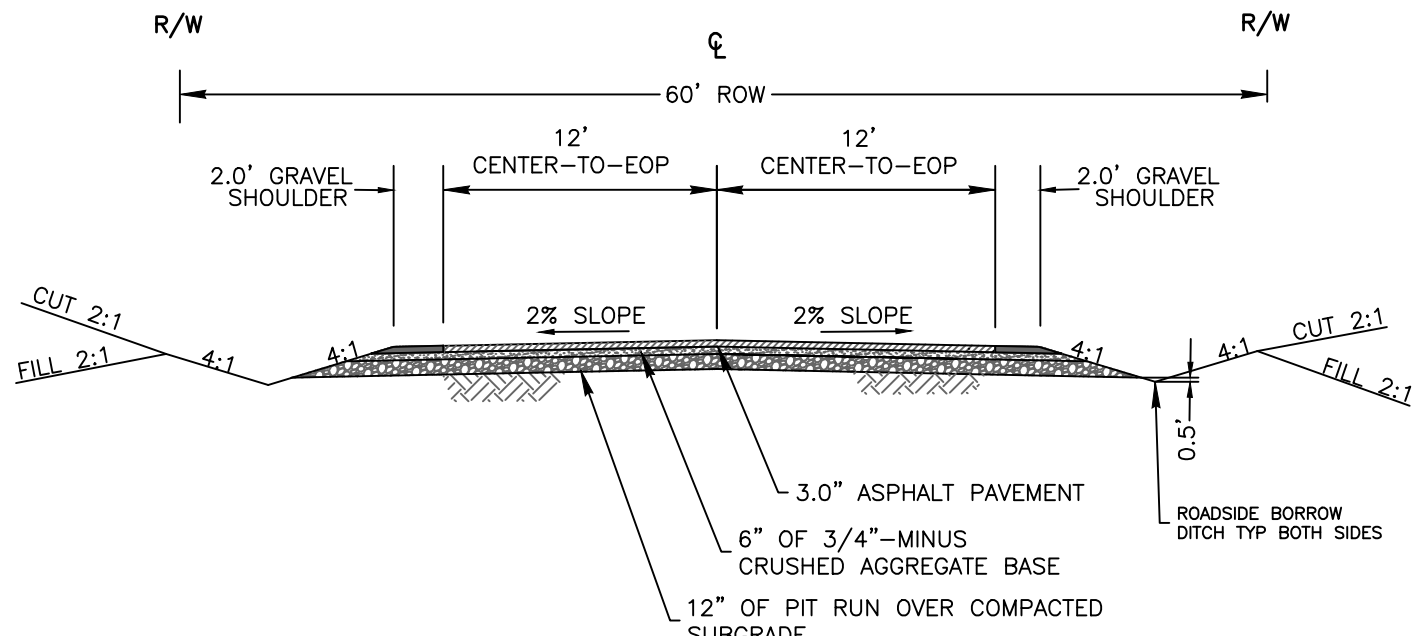
PROFESSIONAL ENGINEER
REGISTERED
10821
6/1/22
STATE OF IDAHO
KEVIN P. MCCARTHY

P:\18-168\CD\DWG\ATV\PRELIMINARY\18-168-PP3.3 PRELIMINARY ENGINEERING DWG.DWG WILSON, K/2022, AUTOCAD PDF (GENERAL DOCUMENTATION) P.C3...



GENERAL ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
2. SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
4. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER; DRAINAGE; AND SEWER.
5. ALL STREETS SHALL BE PRIVATE ROADS. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON COUNTY STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTION, THIS SHEET.
6. STORM DRAINAGE FROM LOT 13, BLOCK 1, THE PRIVATE ROADWAY SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE BOUNDARY OF SAID LOT 13, BLOCK 1.
7. HISTORIC DRAINAGE FLOW PATTERNS WILL BE MAINTAINED WITH FINAL GRADING.
8. ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION AND WILL BE PRESERVED WHERE POSSIBLE. ANY WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
9. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING GRADES.
10. BORROW DITCHES WILL BE PROTECTED VIA THE USE OF STRAW WADDLES AND CHECK DAMS. IF DAMAGE OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE FACILITIES AS NEEDED.



PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION

PRELIMINARY ENGINEERING AND REVEGETATION PLAN

CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22

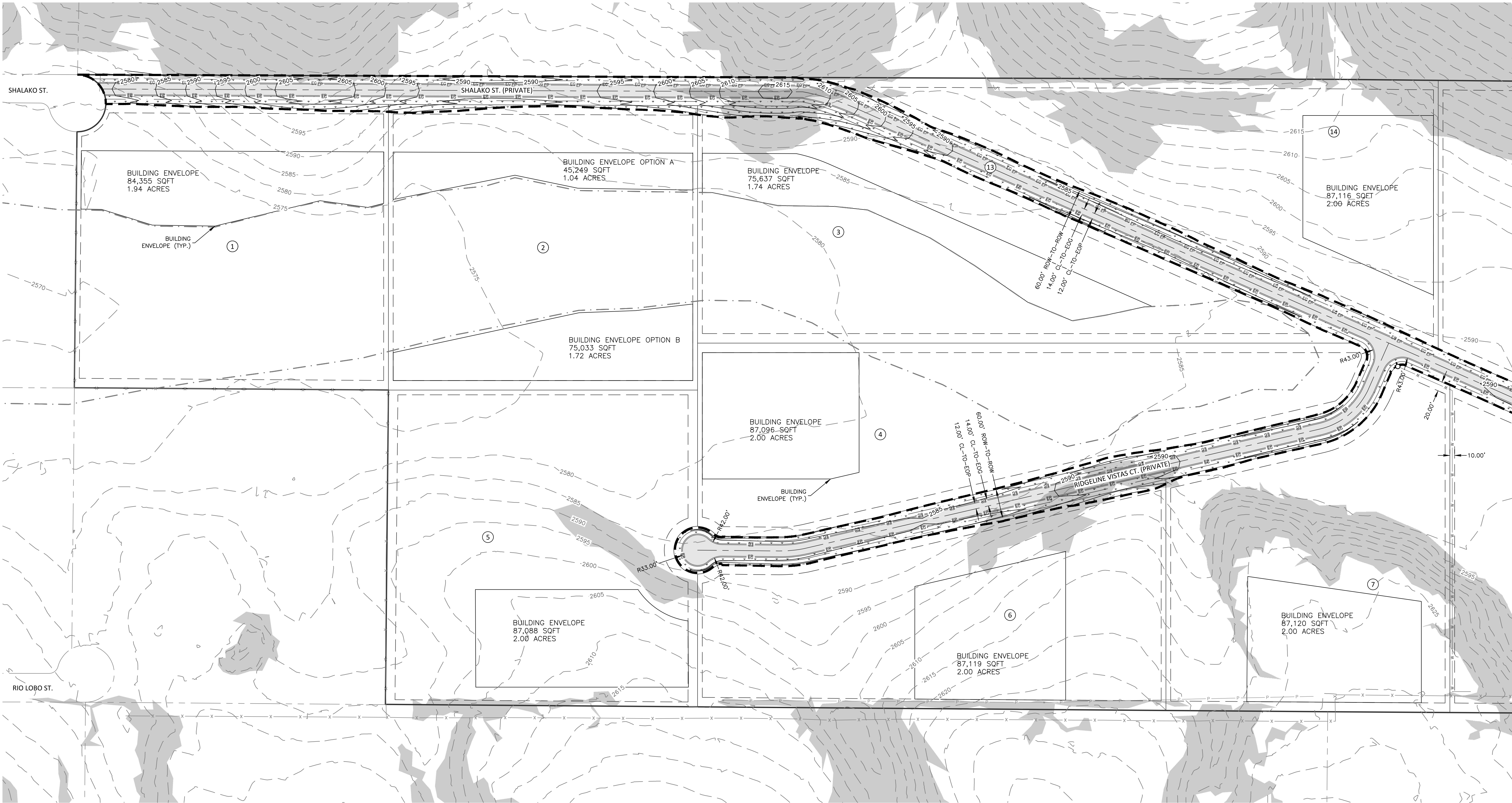
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP3.0

STATE OF IDAHO
JANESA YERGEN
LA-16577
6/1/22
LANDSCAPE ARCHITECT

PROFESSIONAL ENGINEER
10821
6/1/22
KEVIN P. MCCARTHY

PRELIMINARY - NOT FOR CONSTRUCTION



 **PRELIMINARY ENGINEERING AND REVEGETATION PLAN**

0 100 200 300
Plan Scale: 1" = 100'

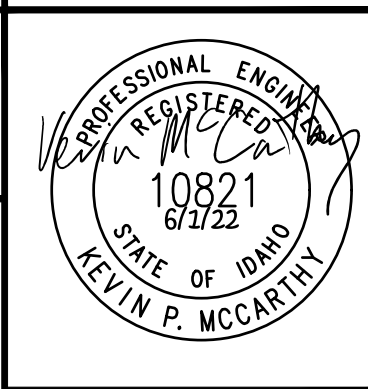
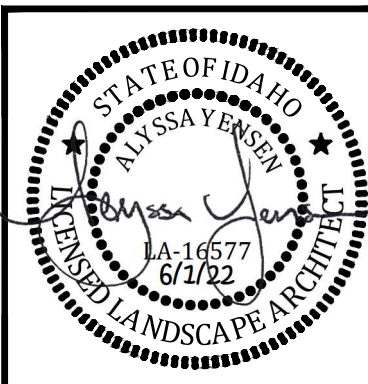
MATCH LINE - SEE SHEET PP3.2

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22

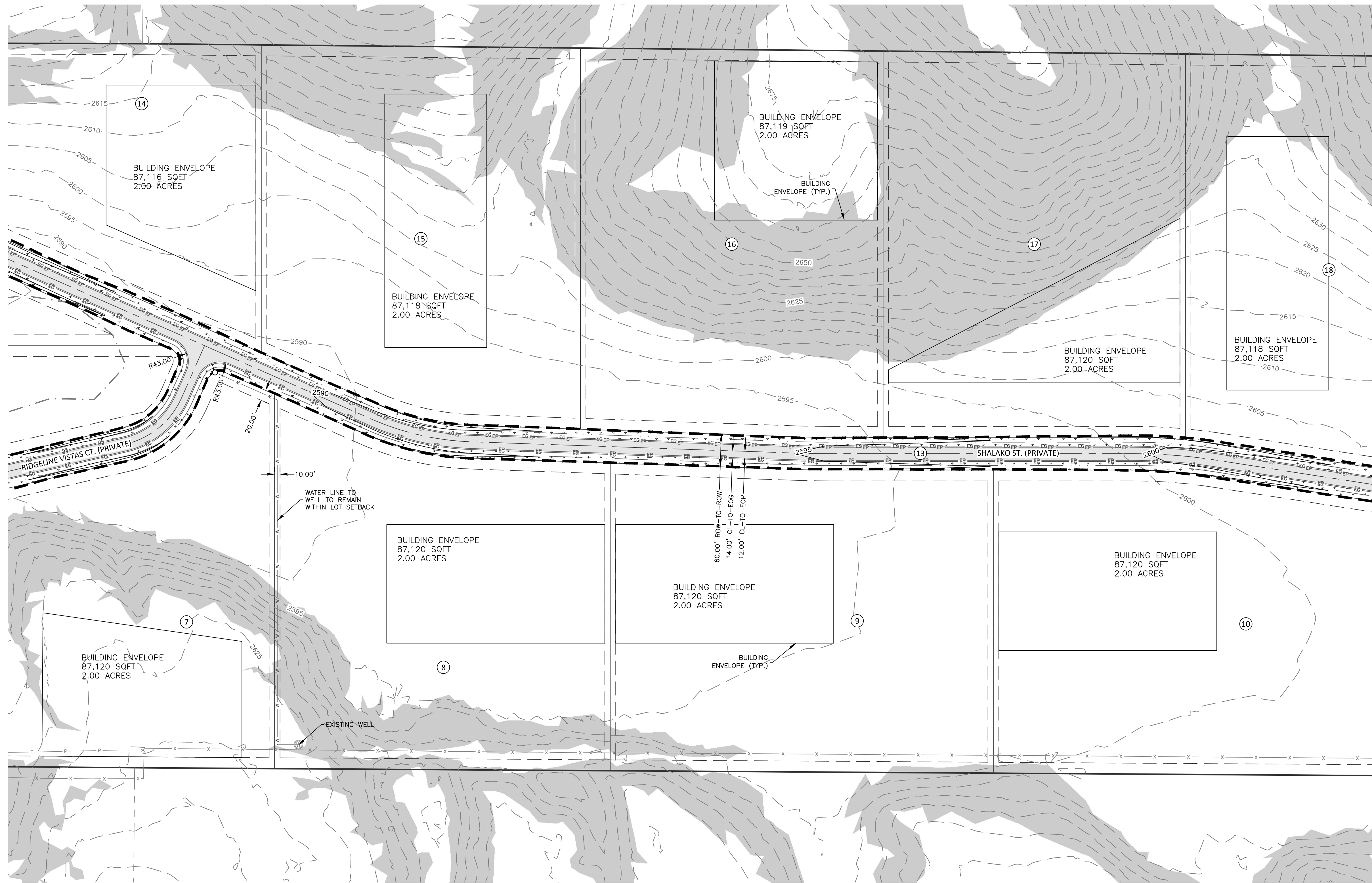
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP3.1

PRELIMINARY - NOT FOR CONSTRUCTION

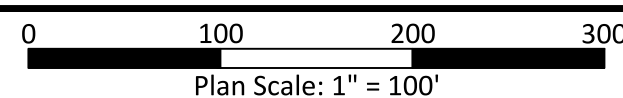
MATCH LINE - SEE SHEET PP3.1



MATCH LINE - SEE SHEET PP3.3



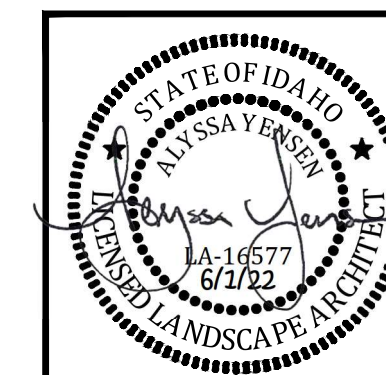
PRELIMINARY ENGINEERING AND REVEGETATION PLAN



PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION PRELIMINARY ENGINEERING AND REVEGETATION PLAN CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22

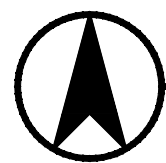
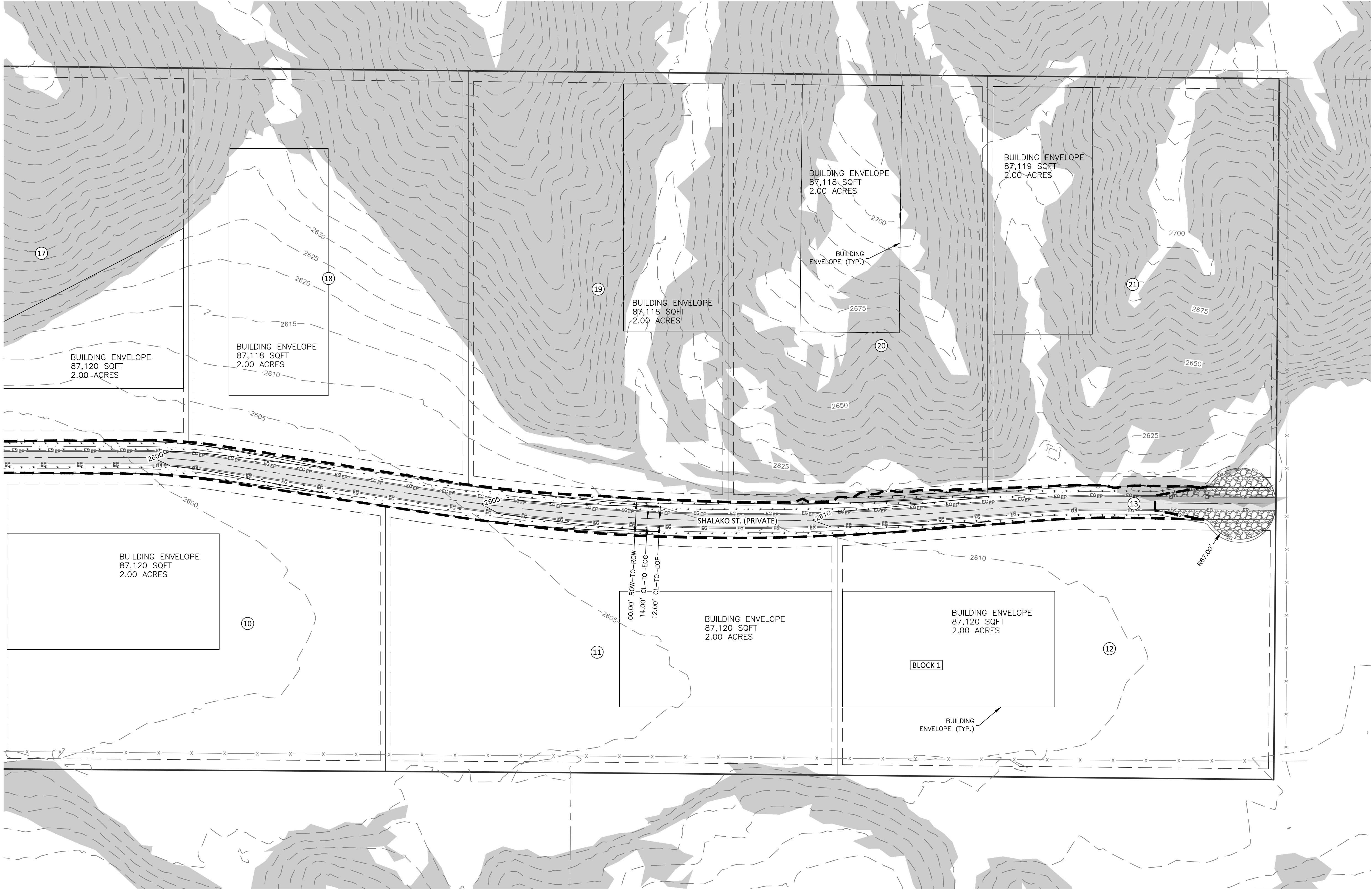


DATE:	10/27/21
PROJECT:	18-168
SHEET NO.	PP3.2

PRELIMINARY - NOT FOR CONSTRUCTION

P:\18-168\DWG\PP3.PRE\PP3.3 PRELIMINARY ENGINEERING.DWG DEL WILSON 6/1/2022 AUTOCAD PLOT (GENERAL DOCUMENTATION) PLOTTED 6/1/2022

MATCH LINE - SEE SHEET PP3.2



PRELIMINARY ENGINEERING AND REVEGETATION PLAN

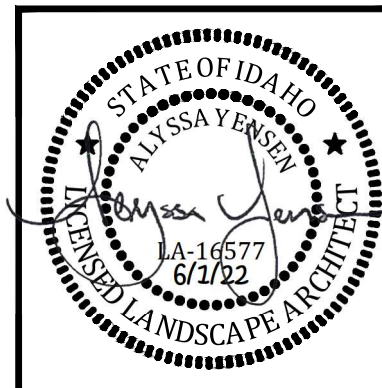
0 100 200 300
Plan Scale: 1" = 100'

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGELINE VISTAS SUBDIVISION PRELIMINARY ENGINEERING AND REVEGETATION PLAN CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22

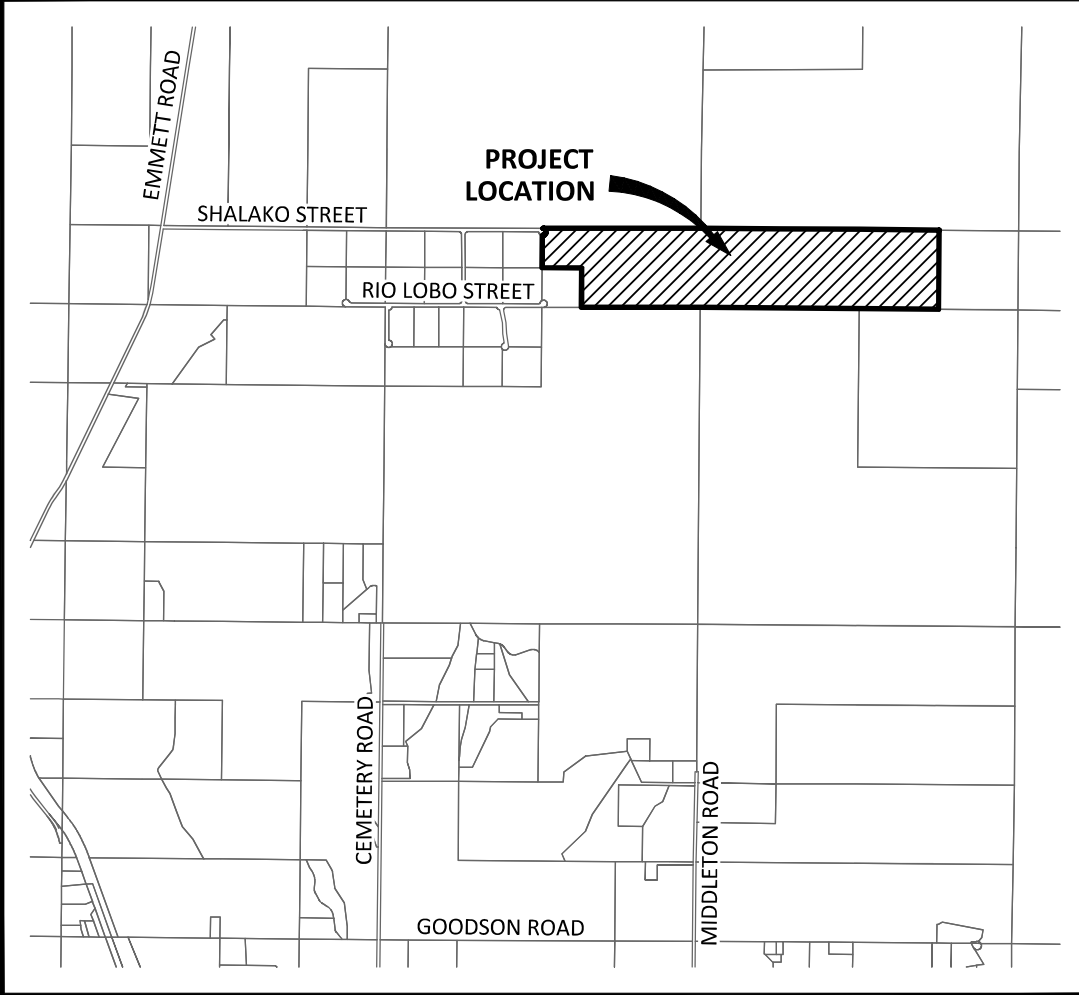
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP3.3

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT SHOWING
RIDGELINE VISTAS SUBDIVISION
THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 5,
AND A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 6,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



VICINITY MAP

NOT TO SCALE

PRELIMINARY PLAT DATA

SITE DATA	
PARCEL NUMBER(S):	R3736900000 & R3736800000
PROPERTY ADDRESS:	0 SHALAKO STREET
CITY/STATE/ZIP:	CALDWELL, IDAHO 83607
CURRENT ZONING:	CR-R-R (CONDITIONAL RURAL RESIDENTIAL)
PROJECT AREA:	±189.84 ACRES
DEVELOPABLE LOTS:	±178.35 ACRES
COMMON LOT (PRIVATE ROADWAY):	±11.49 ACRES
MAXIMUM LOT SIZE:	9.83 ACRES
MINIMUM LOT SIZE:	8.00 ACRES
AVERAGE LOT SIZE:	8.92 ACRES
DENSITY:	0.11 UNITS PER ACRE
NUMBER OF LOTS	
DEVELOPABLE LOTS:	20
COMMON LOT (PRIVATE ROADWAY):	1
TOTAL NUMBER OF LOTS:	21

EASEMENT DATA (GENERAL UTILITY EASEMENT)	
FRONT AND REAR:	10 FEET
SIDE:	10 FEET
SETBACK DATA	
FRONT & REAR:	20 FEET
SIDE:	10 FEET
CORNER:	20 FEET

PRELIMINARY PLAT NOTES

- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- AS SHOWN HEREON, A PORTION OF THIS PLAT IS LOCATED WITHIN ZONE A, PER FLOOD INSURANCE RATE MAP, PANEL 150 OFS75, MAP NUMBER 16027C0150F, DATED MAY 24, 2011. A FLOOD STUDY AND LOWR APPLICATION IS IN THE PROCESS OF BEING COMPLETED FOR THIS PROPERTY. THE STUDY IS EXPECTED TO GIVE THIS AREA A ZONE "X" DESIGNATION AND BE APPROVED PRIOR TO THE FINAL PLAT RECORDING.
- LOT 13, BLOCK 1 IS A COMMON LOT FOR THE PURPOSE OF A PRIVATE ROAD WHAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ASSIGNS.

SURVEY CONTROL NOTES

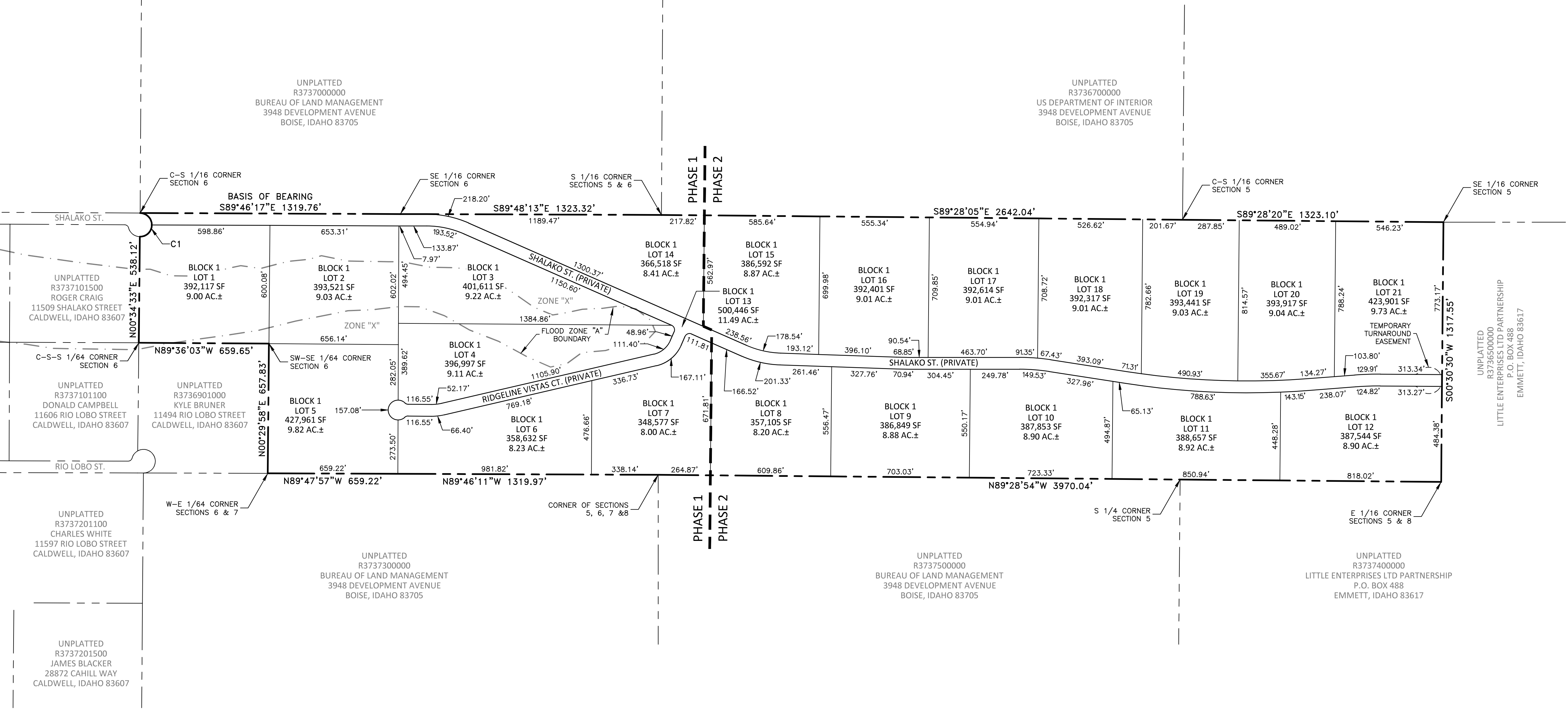
- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

INDEX OF DRAWINGS

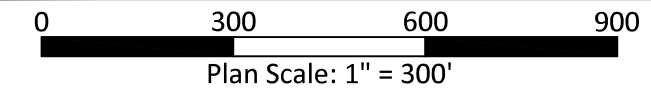
SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP2.0	EXISTING CONDITIONS
PP3.0	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.1	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.2	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.3	PRELIMINARY ENGINEERING & REVEGETATION PLAN

PROJECT TEAM

PROPERTY OWNER	
NAME:	RIDGELINE VISTAS, LLC
CONTACT:	MATT DROWN
ADDRESS:	2150 W. PACIFIC RIDGE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
PHONE:	208.867.5309
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmengllp.com



PRELIMINARY PLAT - COVER

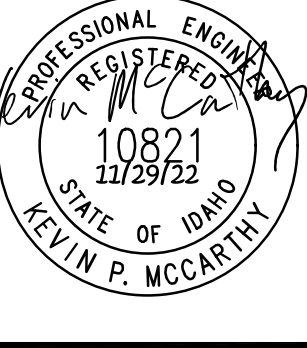


LEGEND

BOUNDARY LINE	[BLOCK #]	BLOCK NUMBER
ADJACENT BOUNDARY LINE	(#)	LOT NUMBER
ROAD CENTERLINE	(R-R)	ZONING
SECTION LINE		
LOT LINE		ASPHALT
FLOW LINE		
SETBACK LINE		GRAVEL
FLOOD ZONE BOUNDARY LINE		BUILDABLE AREA

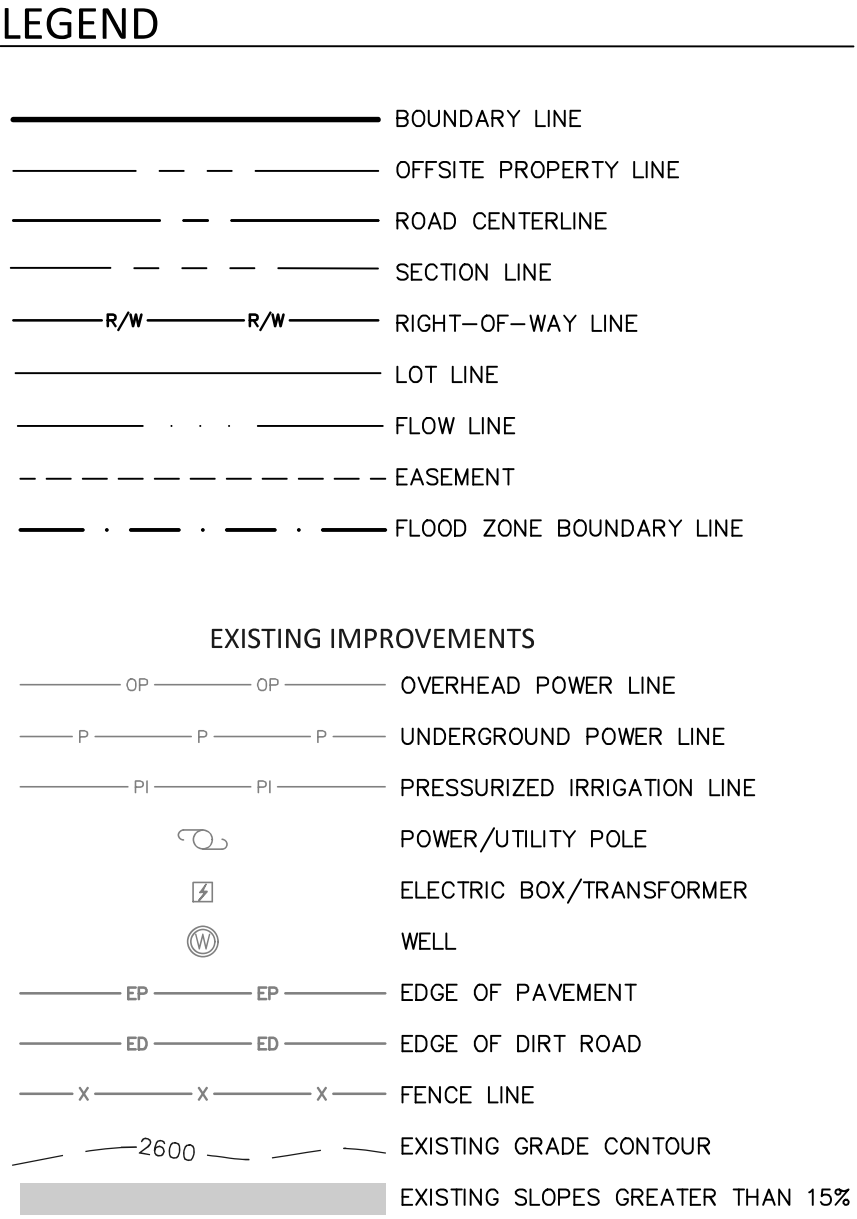
RIDGELINE VISTAS SUBDIVISION
PRELIMINARY PLAT
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	AGENCY COMMENTS	11/29/22



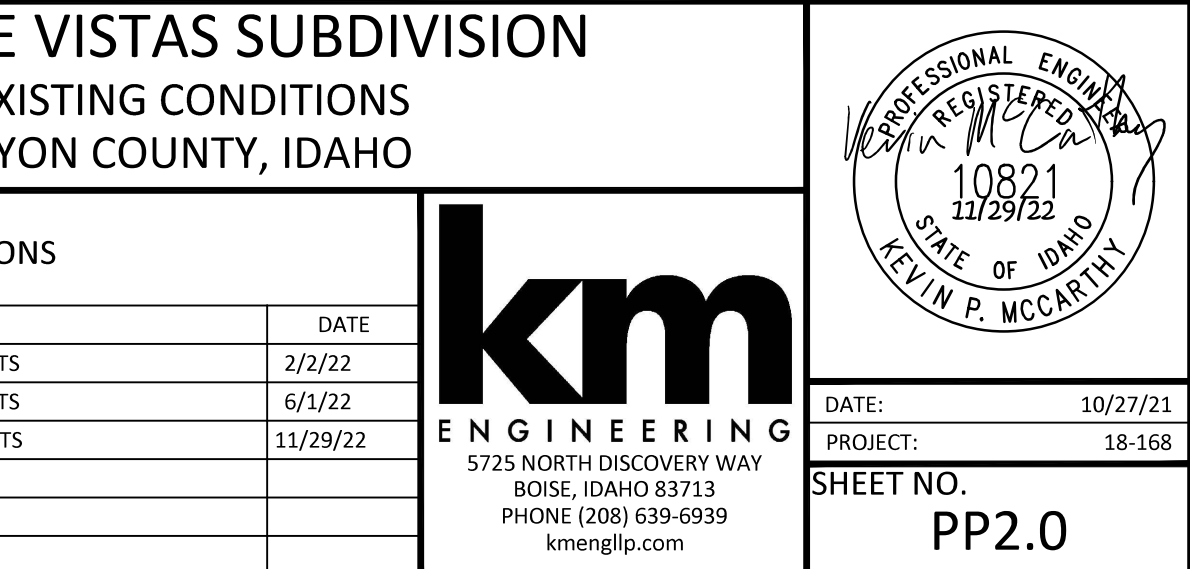
DATE:	10/27/21
PROJECT:	18-168
SHEET NO.	PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION



SURVEY NOTES

1. THIS SURVEY WAS CONDUCTED IN THE SUMMER OF 2021.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND ARE BASED ON ABOVE GROUND EVIDENCE AND UTILITY MAPS OBTAINED FROM APPROPRIATE UTILITY COMPANIES.
3. THE VERTICAL DATUM USED HEREON IS BASED ON NAVD 88.



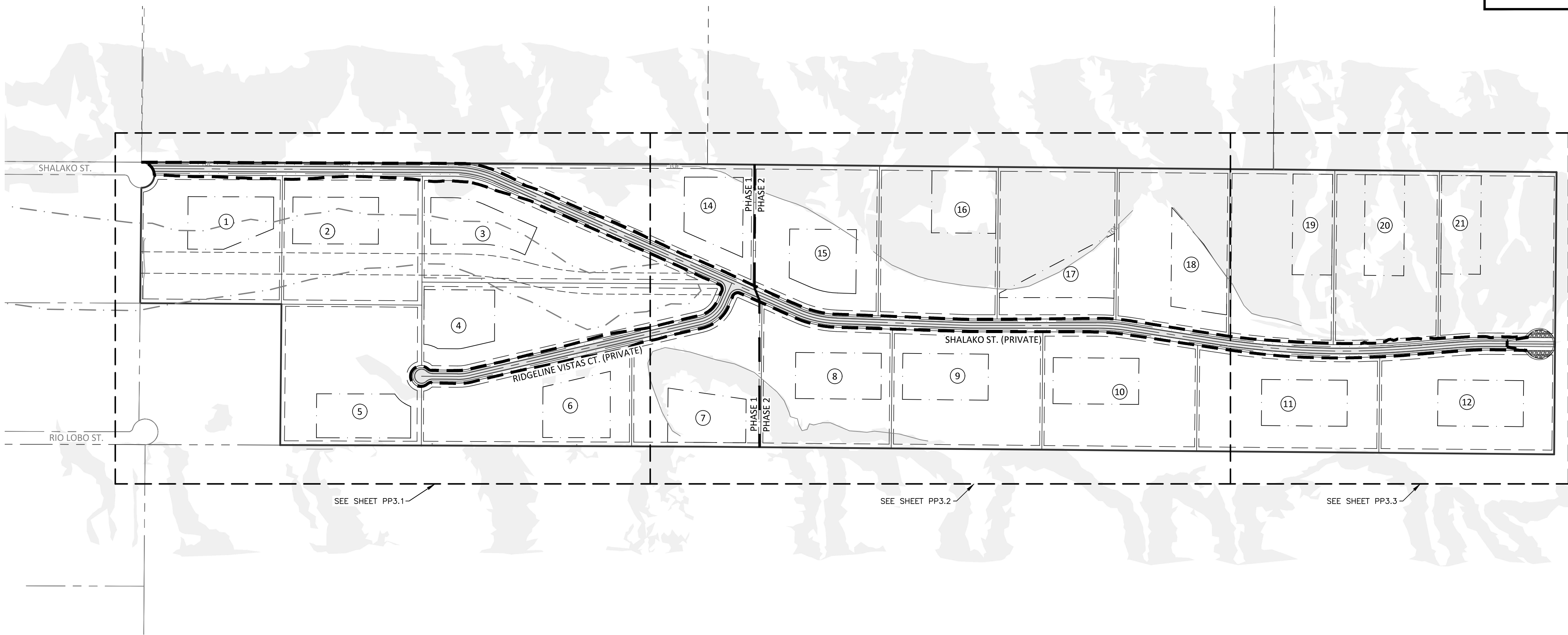
RIDGELINE VISTAS SUBDIVISION
EXISTING CONDITIONS
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	AGENCY COMMENTS	11/29/22

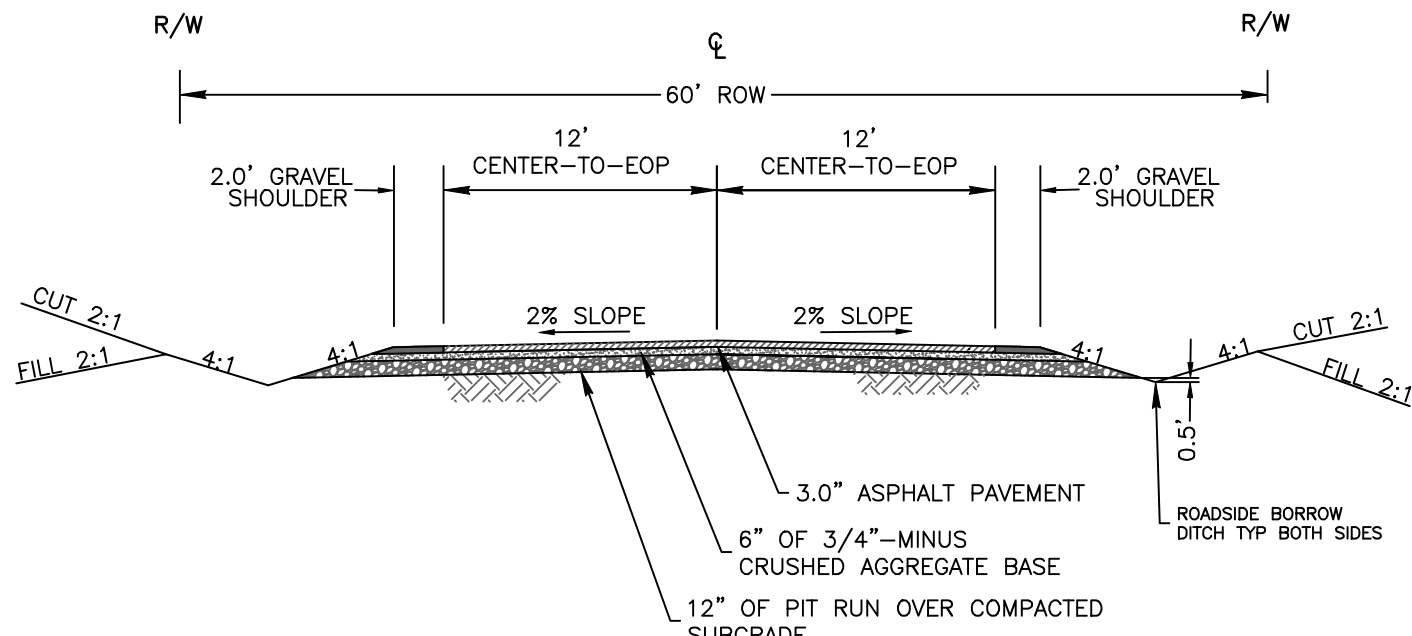


DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP2.0

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY ENGINEERING AND REVEGETATION PLAN

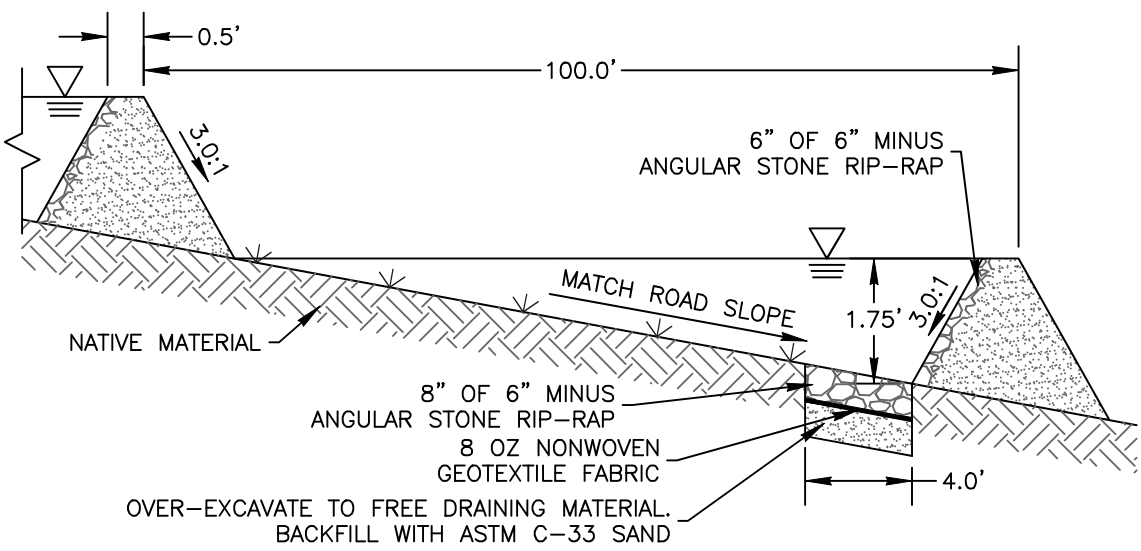


TYPICAL TWO LANE PRIVATE ROAD SECTION

NTS

NOTES:

1. STREET SECTION THICKNESS MAY BE REVISED DURING FINAL DESIGN.



CHECK DAM CROSS SECTION

NTS

NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE OR ANGULAR ROCKS FOR CONVEYANCE SWALES.
2. SIDE SLOPES AND CHECK DAMS SHALL COMPLY WITH AASHTO CLEAR ZONE GUIDELINES

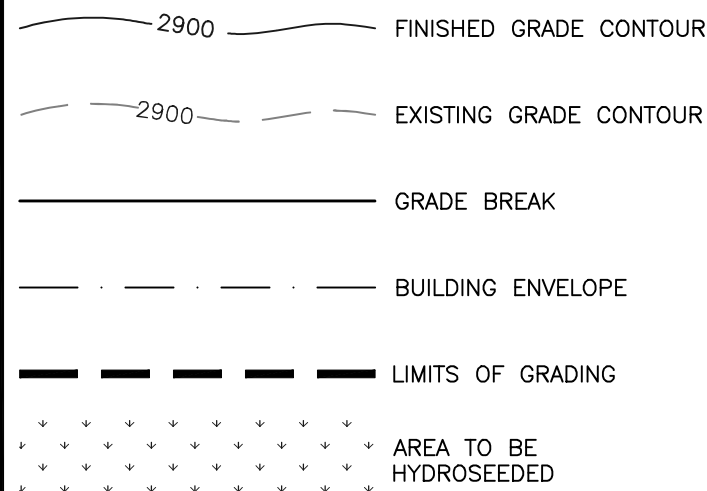
GENERAL ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
2. SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
4. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER, DRAINAGE, AND SEWER.
5. ALL STREETS SHALL BE PRIVATE ROADS. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON COUNTY STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTION, THIS SHEET.
6. STORM DRAINAGE FROM LOT 13, BLOCK 1, THE PRIVATE ROADWAY SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE BOUNDARY OF SAID LOT 13, BLOCK 1.
7. HISTORIC DRAINAGE FLOW PATTERNS WILL BE MAINTAINED WITH FINAL GRADING.
8. ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION AND WILL BE PRESERVED WHERE POSSIBLE. ANY WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
9. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING GRADES.
10. BORROW DITCHES WILL BE PROTECTED VIA THE USE OF STRAW WADDLES AND CHECK DAMS. IF DAMAGE OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE FACILITIES AS NEEDED.

GENERAL NOTES

FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

GRADING LEGEND



REVEGETATION NOTES

EXISTING TOPOGRAPHY & VEGETATION
THE AREA TO BE REVEGETATED, AS OUTLINED ON THE PLAN, CONSISTS OF FOOTHILL SLOPES AND RAVINES ASSOCIATED WITH THE BOISE AREA. THE SLOPES TO BE AFFECTED VARY IN DEGREE AND ASPECT. THE EXISTING VEGETATION CONSISTS PRIMARILY OF NATIVE DRYLAND SHRUBS, GRASSES, AND FORBS, AND INTRODUCED WEEDS.

SITE PREPARATION/ TOPSOIL REMOVAL
THE EARTHWORK PROCESS SHALL BEGIN WITH CLEARING MINIMAL LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES WILL BE CHIPPED ON SITE TO PROVIDE SOIL TEXTURE IMPROVEMENT, OR REMOVED AND DISPOSED OF. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHALL BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATION. SAMPLES OF STOCKPILED SOIL SHALL BE TAKEN AND TESTED FOR SPECIFIC SOIL STRUCTURES AND FERTILITY. TEST RESULTS WILL BE THE BASIS FOR DETERMINING WHICH, IF ANY, SOIL AMENDMENTS WILL BE NECESSARY TO PROMOTE PLANT ESTABLISHMENT AND GROWTH.

TOPSOIL DISTRIBUTION
ONCE THE GENERAL EARTHWORK IS COMPLETE AND FINE GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHALL BE REDISTRIBUTED OVER AREAS TO A MINIMUM DEPTH OF FOUR (4) INCHES. WHERE NEEDED, SLOPES SHALL BE GRADED WITH SERRATION TO HOLD THE TOPSOIL ADEQUATELY. THE TOPSOIL SHALL BE SPREAD AND LIGHTLY COMPACTED UTILIZING A BULLDOZER TRACTOR OR OTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE ACCOMPLISHED AS GRADING IS COMPLETED.

REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY AFTER TOPSOIL PLACEMENT AND FINE GRADING IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHALL BE SCARIFIED OR AGAIN "CAT TRACKED" PRIOR TO SEEDING.

SEEDING
DRILL SEEDING TO SLOPES LESS THAN 4:1 AND BROADCAST SEEDING BY HYDROSEEDER FOR GREATER SLOPES SHALL BE USED TO APPLY THE SEED TO THE PROJECT SITE. THE SEED MIX OR MIXES SHALL BE DEFINED ON THE FINAL CONSTRUCTION PLANS.

WATER
THE SEEDING WILL RELY UPON NATURAL PRECIPITATION FOR SEED GERMINATION AND ESTABLISHMENT. MINIMUM GERMINATION OF 90 PERCENT IS REQUIRED. CONTRACTOR SHALL RESEED OR OVERSEED AS NECESSARY TO MEET THIS GERMINATION. TEMPORARY IRRIGATION WILL BE NECESSARY IF THIS GERMINATION IS NOT MET OR IF SEED IS NOT INSTALLED WITHIN NON-IRRIGATED NATIVE SEED RECOMMENDED WINDOW.

NON IRRIGATED NATIVE SEED RECOMMENDED WINDOW:

- | | |
|----------------|--|
| SPRING SEEDING | - AFTER FROST LEAVES GROUND AND TEMPERATURES ARE CONSISTENT ±FEB. 15-MAY 15 |
| FALL SEEDING | - AFTER FIRST FROST IN FALL. ±OCTOBER 15- NOVEMBER 15 DO NOT APPLY SEED ON TOP OF SNOW |

FERTILIZATION
AMENDMENTS AND FERTILIZERS WILL BE ADDED TO THE TOPSOIL, AS DETERMINED FROM THE SOIL TESTS, AND ONLY AS NECESSARY.

MULCHING
TO PROVIDE PROTECTIVE SEED COVER, AID IN EROSION CONTROL AND HELP TO RETAIN MOISTURE, A GRASS-FIBER MULCH AND SYNTHETIC TACKIFIER SHALL BE BROADCAST IN A HYDROMULCH PROCESS FOLLOWING SEEDING. THE GRASS-FIBER MULCH IS BROADCAST AT A MINIMUM RATE OF TWO THOUSAND (1,000) POUNDS PER ACRE.

EROSION CONTROL
UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE REPORT, THE ABOVE RECOMMENDED EROSION CONTROL MEASURES WILL PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING COMMENCES.

A 90% VEGETATIVE COVER IS RECOMMENDED TO CONTROL EROSION. IF AN UNUSUAL SEASON OCCURS WITH EXCESSIVE RAINFALL AND RUN-OFF, THE FOLLOWING MEASURES SHALL BE TAKEN. SURFACE CONDITIONS SHALL BE MONITORED ON A DAILY BASIS. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, ONE OR MORE REMEDIAL MEASURES SHALL BE IMPLEMENTED AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER. SURFACE RUNOFF SHALL BE CONTROLLED WITH INTERCEPTOR DITCHES CONSTRUCTED AT THE TOP OF SLOPE AND AT DOWN SLOPE INTERVALS AS REQUIRED. TRENCHING SHALL OCCUR AT SHALLOW ANGLES TO THE CONTOURS TO MINIMIZE FLOW VELOCITY. UNDER SEVERE RUNOFF CONDITIONS DITCHES MAY REQUIRE EROSION CONTROL MEASURES TO COLLECT SEDIMENT AND PREVENT DITCH EROSION. ROCK CHECK DAMS SHALL BE USED TO CONTROL SWALE EROSION. SHOULD ERODED SEDIMENTS THREATEN ADJACENT PROPERTIES OR DRAINAGE SYSTEMS, THE TOE OF THE SLOPE SHALL BE LINED WITH BALES OR SILT FENCES TO CONTAIN SEDIMENTS ON-SITE.

GENERAL NOTES
FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

REVEGETATION SUMMARY

AREA TO BE HYDROSEEDED
302,828 SF ±
(6.95 AC ±)

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	BUILDABLE PARCEL REVISION	11/29/22

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP3.0

GENERAL NOTES

1. FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

2. A 100' DRAINAGE EASEMENT SHALL BE PROVIDED TO PRESERVE EXISTING DRAINAGE CORRIDORS. THIS EASEMENT IS SUBJECT TO CHANGE DURING FINAL DESIGN.

GRADING LEGEND

2900

FINISHED GRADE CONTOUR

2900

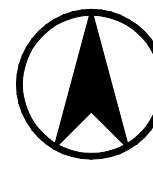
EXISTING GRADE CONTOUR

GRADE BREAK

BUILDING ENVELOPE

LIMITS OF GRADING

AREA TO BE HYDROSEEDED

 PRELIMINARY ENGINEERING AND REVEGETATION PLAN
0 100 200 300
Plan Scale: 1" = 100'

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	BUILDABLE PARCEL REVISION	11/29/22

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

STATE OF IDAHO
ALISSA YENSEN
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
11/29/22
10821
KEVIN P. MCCARTHY

DATE: 10/27/21
PROJECT: 18-168
SHEET NO. PP3.1

P:\18-168\CD\PLAT\PRELIMINARY\18-168-PP3.1 PRELIMINARY ENGINEERING DWG\JOSHUA.MINTZ.11/29/2022.DWG TO PP3.1.dwg

PRELIMINARY - NOT FOR CONSTRUCTION

MATCH LINE - SEE SHEET PP3.1

MATCH LINE - SEE SHEET PP3.3

GENERAL NOTES

1. FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

2. A 100' DRAINAGE EASEMENT SHALL BE PROVIDED TO PRESERVE EXISTING DRAINAGE CORRIDORS. THIS EASEMENT IS SUBJECT TO CHANGE DURING FINAL DESIGN.

GRADING LEGEND

2900

FINISHED GRADE CONTOUR

2900

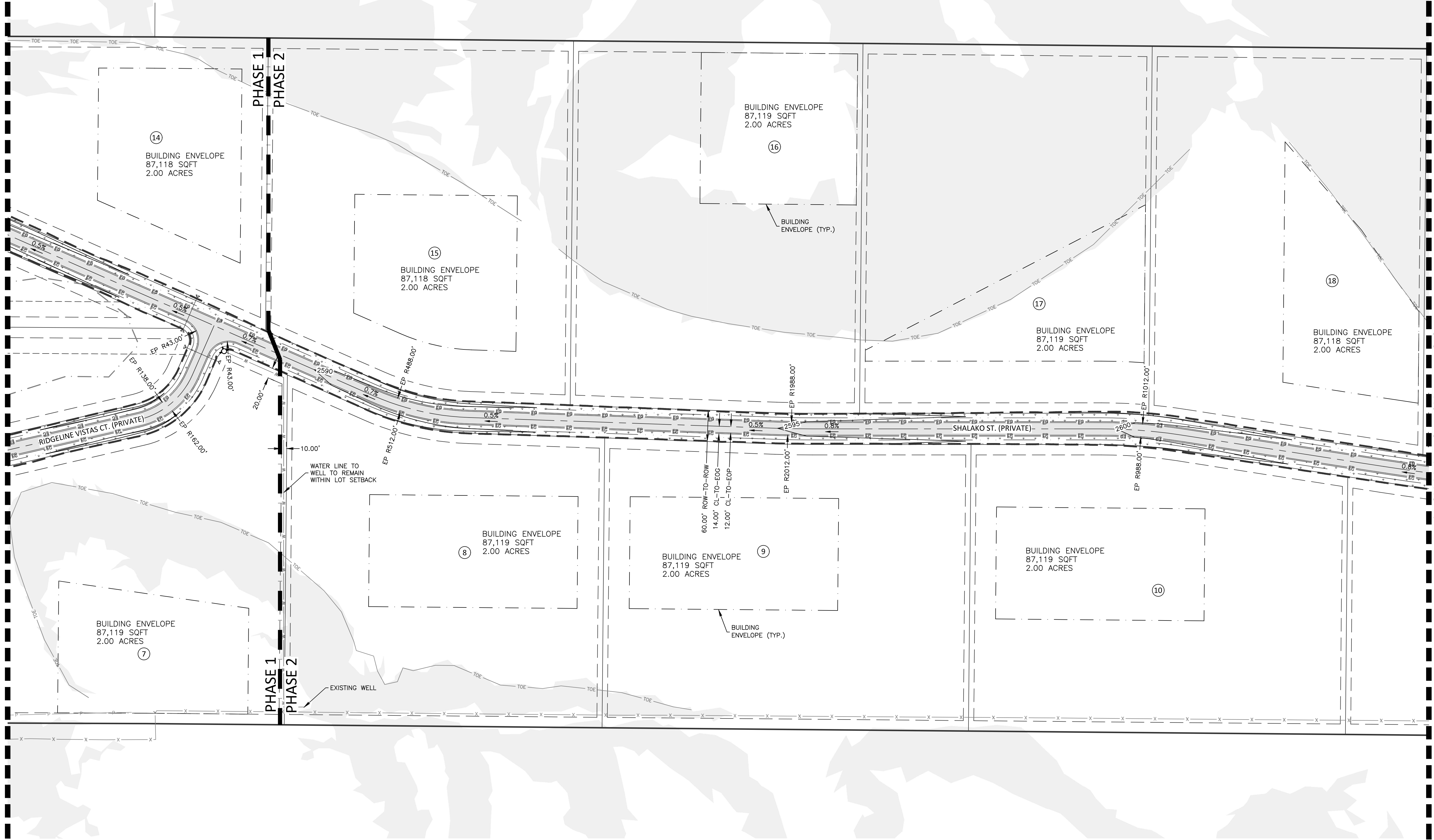
EXISTING GRADE CONTOUR

GRADE BREAK

BUILDING ENVELOPE

LIMITS OF GRADING

AREA TO BE HYDROSEED



PRELIMINARY ENGINEERING AND REVEGETATION PLAN

0100200300

Plan Scale: 1" = 100'

RIDGELINE VISTAS SUBDIVISION

PRELIMINARY ENGINEERING AND REVEGETATION PLAN

CANYON COUNTY, IDAHO

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	BUILDABLE PARCEL REVISION	11/29/22

km

ENGINEERING

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

STATE OF IDAHO

ALISSA YENSEN

11/29/22

10821

11/29/22

PROFESSIONAL ENGINEER

STATE OF IDAHO

KEVIN P. MCCARTHY

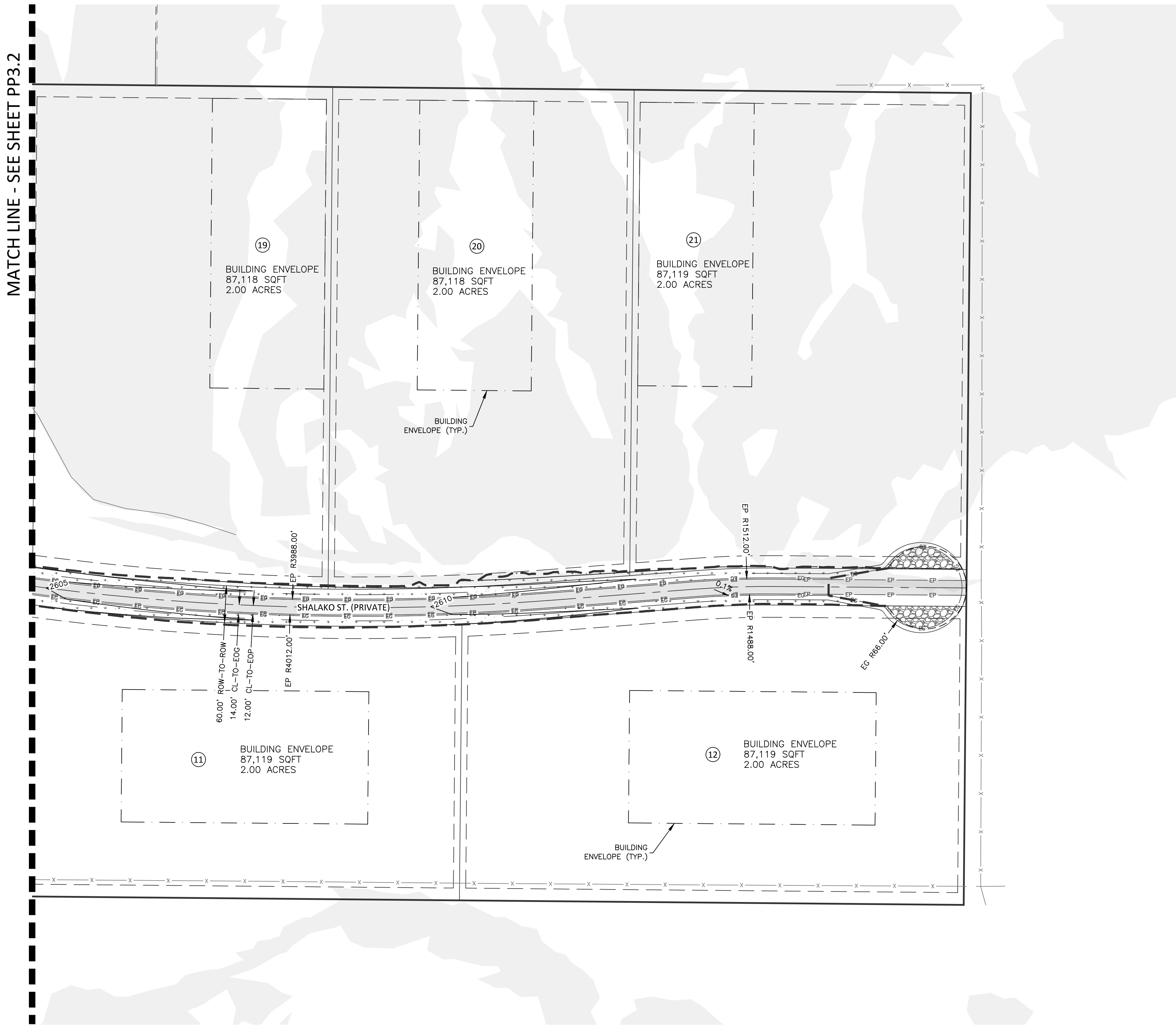
DATE: 10/27/21

PROJECT: 18-168

SHEET NO. PP3.2



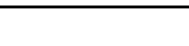



P:\18-168\CD\PP3\PP3.2 PRELIMINARY ENGINEERING AND REVEGETATION PLAN.dwg, 11/29/2022, JMW TO RFP, P3.2

PRELIMINARY - NOT FOR CONSTRUCTION



 **PRELIMINARY ENGINEERING AND REVEGETATION PLAN**
0 100 200 300
Plan Scale: 1" = 100'

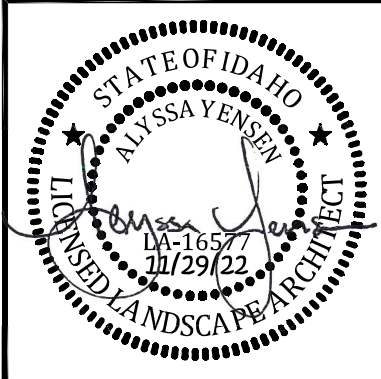
GENERAL NOTES
1. FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

GRADING LEGEND
 2900 FINISHED GRADE CONTOUR
 2900 EXISTING GRADE CONTOUR
 GRADE BREAK
 BUILDING ENVELOPE
 LIMITS OF GRADING
 AREA TO BE HYDROSEEDDED

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	BUILDABLE PARCEL REVISION	11/29/22

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/21
PROJECT: 18-168
SHEET NO.
PP3.3

November 29, 2022

Project No. 18-168

Mr. Dan Lister
Planning Official
Canyon County Development Services
111 North 11th Avenue
Caldwell, Idaho 83605

**RE: Ridgeline Vistas Subdivision – Canyon County
 Revised Preliminary Plat**

Dear Mr. Lister:

On behalf of Ridgeline Vistas, LLC, we are pleased to submit the attached revisions to the preliminary plat including changes per comments received, an in-person meeting with Devin Krasowski and Stephanie Hailey on October 6th, and subsequent correspondence via email. A summary of revised items and information included is listed below.

- The preliminary plat has been revised to include two phases to accommodate timing of future development. The first phase is comprised of Lots 1-7 & Lot 14, Block 1, a portion of Shalako Street, and Ridgeline Vistas Court. The second phase will include Lots 8-12 & Lots 15-21, Block 1 and the remainder of Shalako Street.
- Revised building envelopes have been depicted on the revised preliminary plat to coincide with the flood study completed by HDR, dated September 23, 2022. As required by Canyon County, the flood study evaluated the 100-year flood inundation limits to determine preliminary base flood elevations for the project area. The results of the study determined that this area would have minimal risk of flooding with flow depths typically less than one foot. Therefore, this area will be proposed as a shaded Zone X SFHA with our LOMR application. A LOMR application is in the process of being submitted to FEMA. Due to this anticipated change in the floodplain designation, the building envelopes were adjusted on several lots in Phase 1.
- A 100' drainage easement has been included within Phase 1 of the development to accommodate a drainage corridor for stormwater runoff.
- Drainage culverts have been added to the Intersection of Ridgeline Vistas Court and Shalako Street to accommodate stormwater runoff from the roadway and adjacent lots.

Should you have questions or require further information in order to process this application, please feel free to contact me.

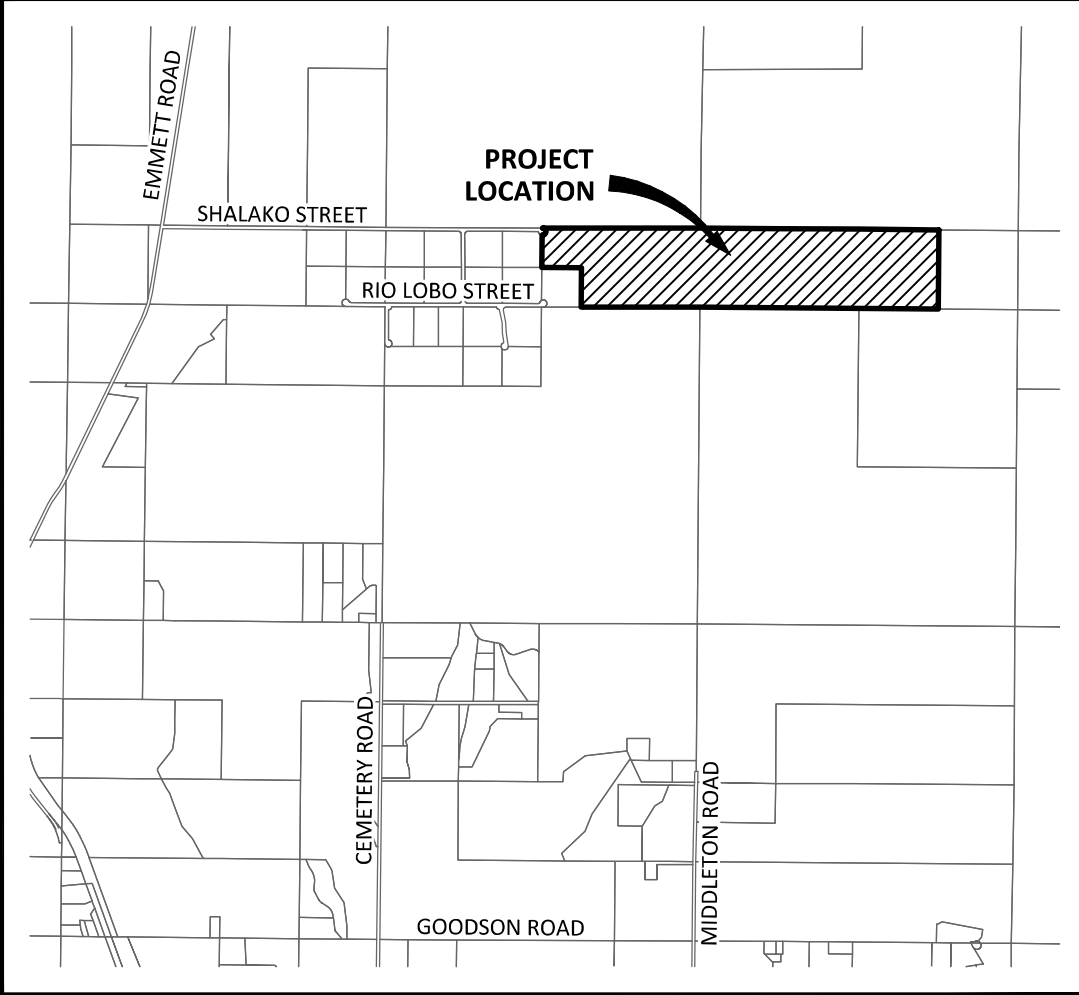
Sincerely,
KM Engineering, LLP

A handwritten signature in black ink that reads "Kevin McCarthy". The signature is written in a cursive, flowing style with a large, prominent "K" and "M".

Kevin McCarthy, P.E.
Principal

cc: Ridgeline Vistas, LLC
 Mr. Matt Drown

PRELIMINARY PLAT SHOWING
RIDGELINE VISTAS SUBDIVISION
THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 5,
AND A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 6,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



VICINITY MAP

NOT TO SCALE

PRELIMINARY PLAT DATA

SITE DATA	
PARCEL NUMBER(S):	R3736900000 & R3736800000
PROPERTY ADDRESS:	0 SHALAKO STREET
CITY/STATE/ZIP:	CALDWELL, IDAHO 83607
CURRENT ZONING:	CR-R-R (CONDITIONAL RURAL RESIDENTIAL)
PROJECT AREA:	±189.84 ACRES
DEVELOPABLE LOTS:	±178.35 ACRES
COMMON LOT (PRIVATE ROADWAY):	±11.49 ACRES
MAXIMUM LOT SIZE:	9.83 ACRES
MINIMUM LOT SIZE:	8.00 ACRES
AVERAGE LOT SIZE:	8.92 ACRES
DENSITY:	0.11 UNITS PER ACRE
NUMBER OF LOTS	
DEVELOPABLE LOTS:	20
COMMON LOT (PRIVATE ROADWAY):	1
TOTAL NUMBER OF LOTS:	21

EASEMENT DATA (GENERAL UTILITY EASEMENT)

FRONT AND REAR:	10 FEET
SIDE:	10 FEET
SETBACK DATA	
FRONT & REAR:	20 FEET
SIDE:	10 FEET
CORNER:	20 FEET

PRELIMINARY PLAT NOTES

- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- AS SHOWN HEREON, A PORTION OF THIS PLAT IS LOCATED WITHIN ZONE A, PER FLOOD INSURANCE RATE MAP, PANEL 150 OFS75, MAP NUMBER 16027C0150F, DATED MAY 24, 2011. A FLOOD STUDY AND LOWR APPLICATION IS IN THE PROCESS OF BEING COMPLETED FOR THIS PROPERTY. THE STUDY IS EXPECTED TO GIVE THIS AREA A ZONE "X" DESIGNATION AND BE APPROVED PRIOR TO THE FINAL PLAT RECORDING.
- LOT 13, BLOCK 1 IS A COMMON LOT FOR THE PURPOSE OF A PRIVATE ROAD WHAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ASSIGNS.

SURVEY CONTROL NOTES

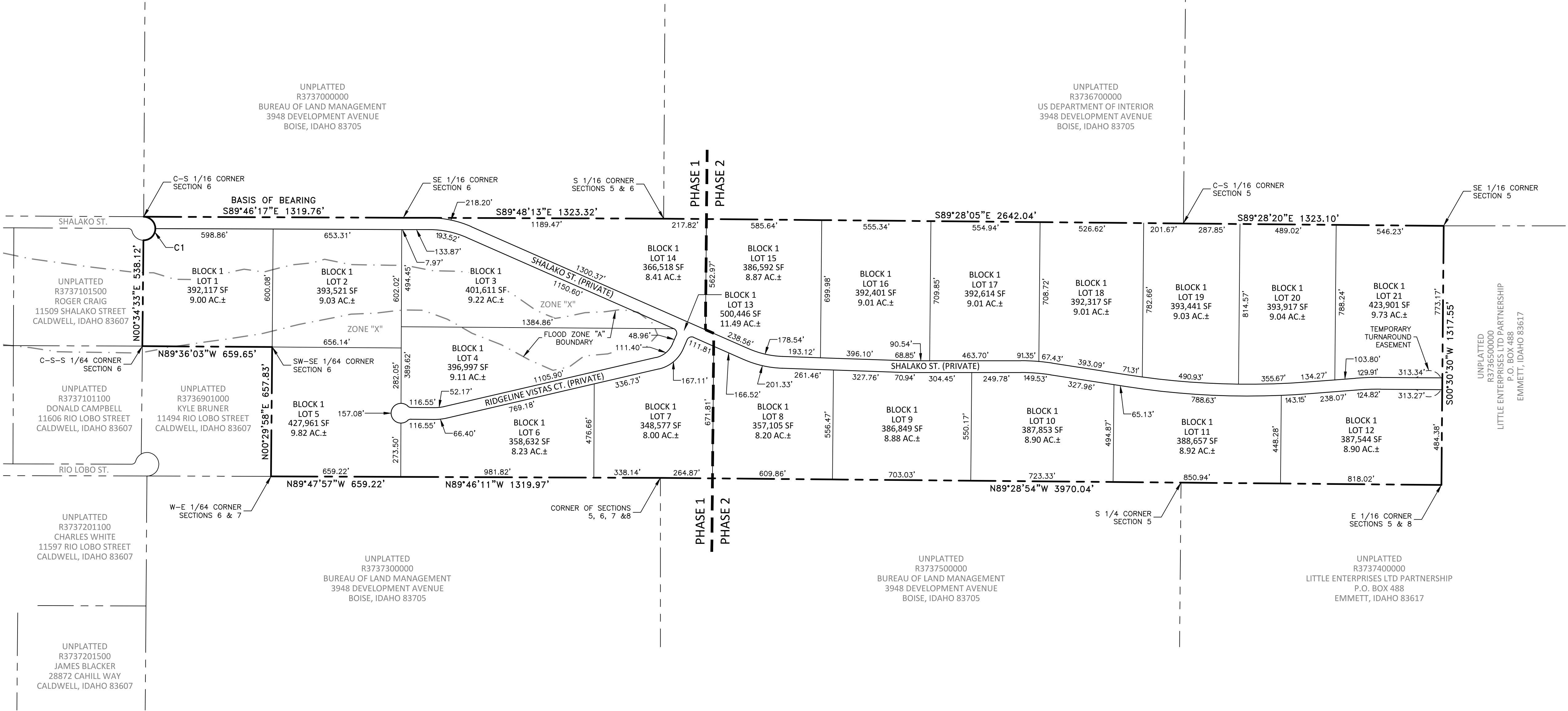
- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

INDEX OF DRAWINGS

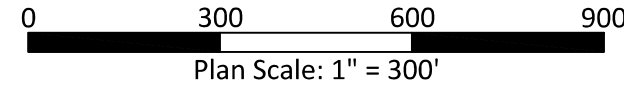
SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP2.0	EXISTING CONDITIONS
PP3.0	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.1	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.2	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.3	PRELIMINARY ENGINEERING & REVEGETATION PLAN

PROJECT TEAM

PROPERTY OWNER	
NAME:	RIDGELINE VISTAS, LLC
CONTACT:	MATT DROWN
ADDRESS:	2150 W. PACIFIC RIDGE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
PHONE:	208.867.5309
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmengllp.com



PRELIMINARY PLAT - COVER

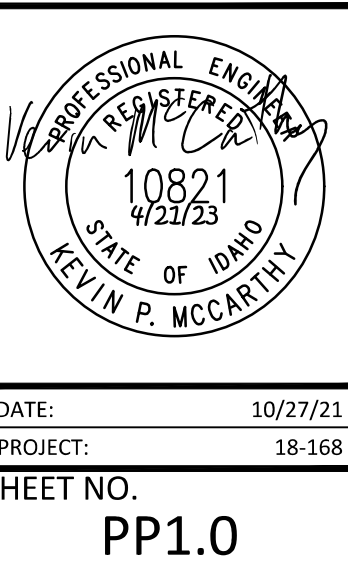


LEGEND

---	BOUNDARY LINE	[BLOCK #]	BLOCK NUMBER
---	ADJACENT BOUNDARY LINE	(#)	LOT NUMBER
---	ROAD CENTERLINE	(R-R)	ZONING
---	SECTION LINE		
---	LOT LINE		
---	FLOW LINE		
---	SETBACK LINE		
---	FLOOD ZONE BOUNDARY LINE		
			EXISTING SLOPES GREATER THAN 15%
			BUILDABLE AREA

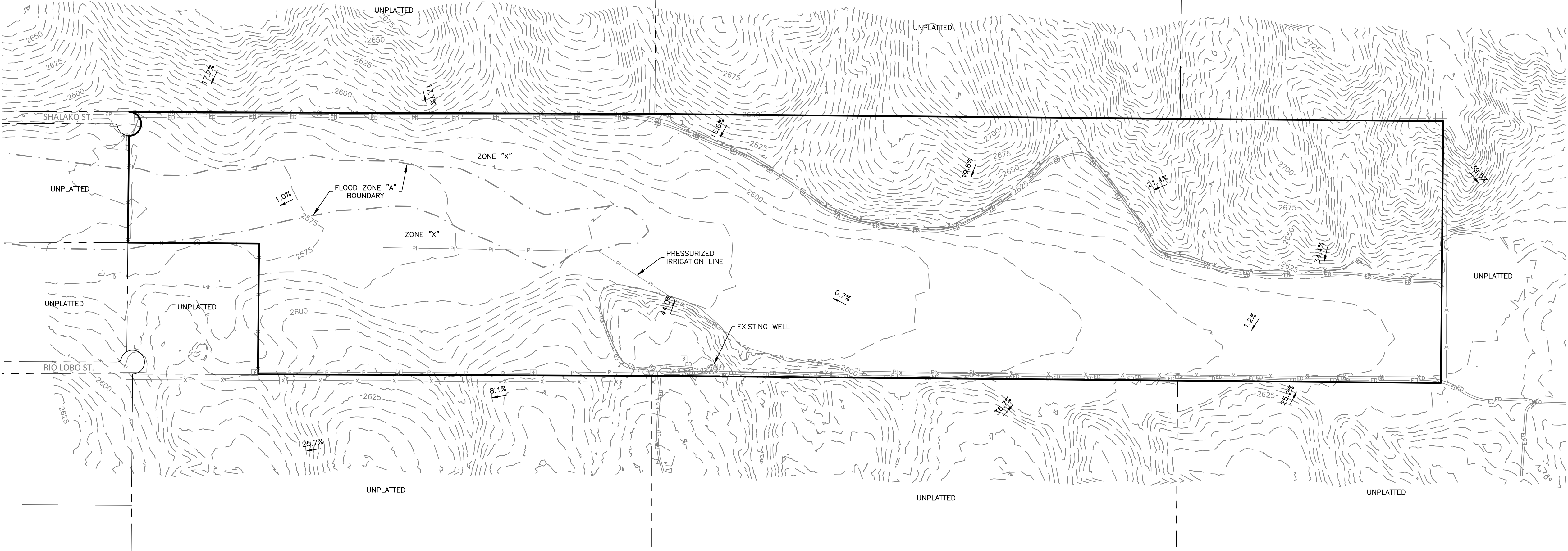
RIDGELINE VISTAS SUBDIVISION
PRELIMINARY PLAT
CANYON COUNTY, IDAHO

NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	AGENCY COMMENTS	11/29/22
4	AGENCY COMMENTS	4/21/23



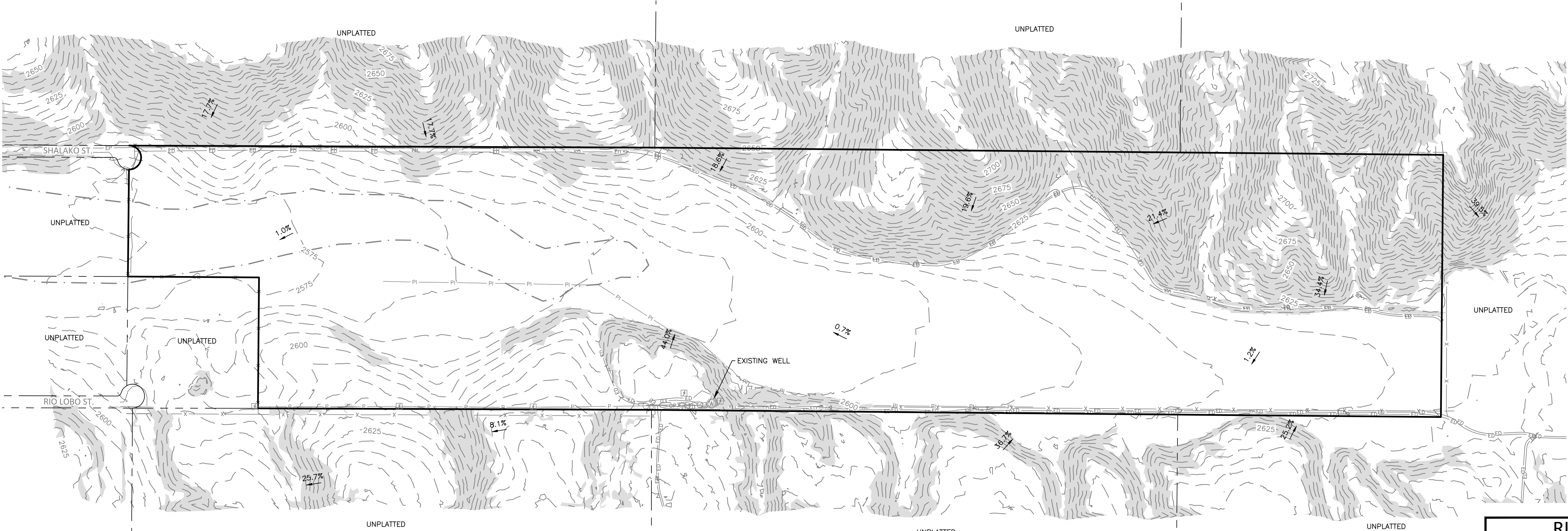
DATE:	10/27/21
PROJECT:	18-168
SHEET NO.	PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION



EXISTING CONDITIONS

0 300 600 900
Plan Scale: 1" = 300'



EXISTING CONDITIONS WITH SLOPES

0 300 600 900
Plan Scale: 1" = 300'

LEGEND

BOUNDARY LINE
OFFSITE PROPERTY LINE
ROAD CENTERLINE
SECTION LINE
RIGHT-OF-WAY LINE
LOT LINE
FLOW LINE
EASEMENT
FLOOD ZONE BOUNDARY LINE

EXISTING IMPROVEMENTS

OVERHEAD POWER LINE
UNDERGROUND POWER LINE
PRESSURIZED IRRIGATION LINE
POWER/UTILITY POLE
ELECTRIC BOX/TRANSFORMER
WELL
EDGE OF PAVEMENT
EDGE OF DIRT ROAD
FENCE LINE
EXISTING GRADE CONTOUR
EXISTING SLOPES GREATER THAN 15%
BUILDABLE AREA

- SURVEY NOTES**
- THIS SURVEY WAS CONDUCTED IN THE SUMMER OF 2021.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND ARE BASED ON ABOVE GROUND EVIDENCE AND UTILITY MAPS OBTAINED FROM APPROPRIATE UTILITY COMPANIES.
 - THE VERTICAL DATUM USED HEREON IS BASED ON NAVD 88.

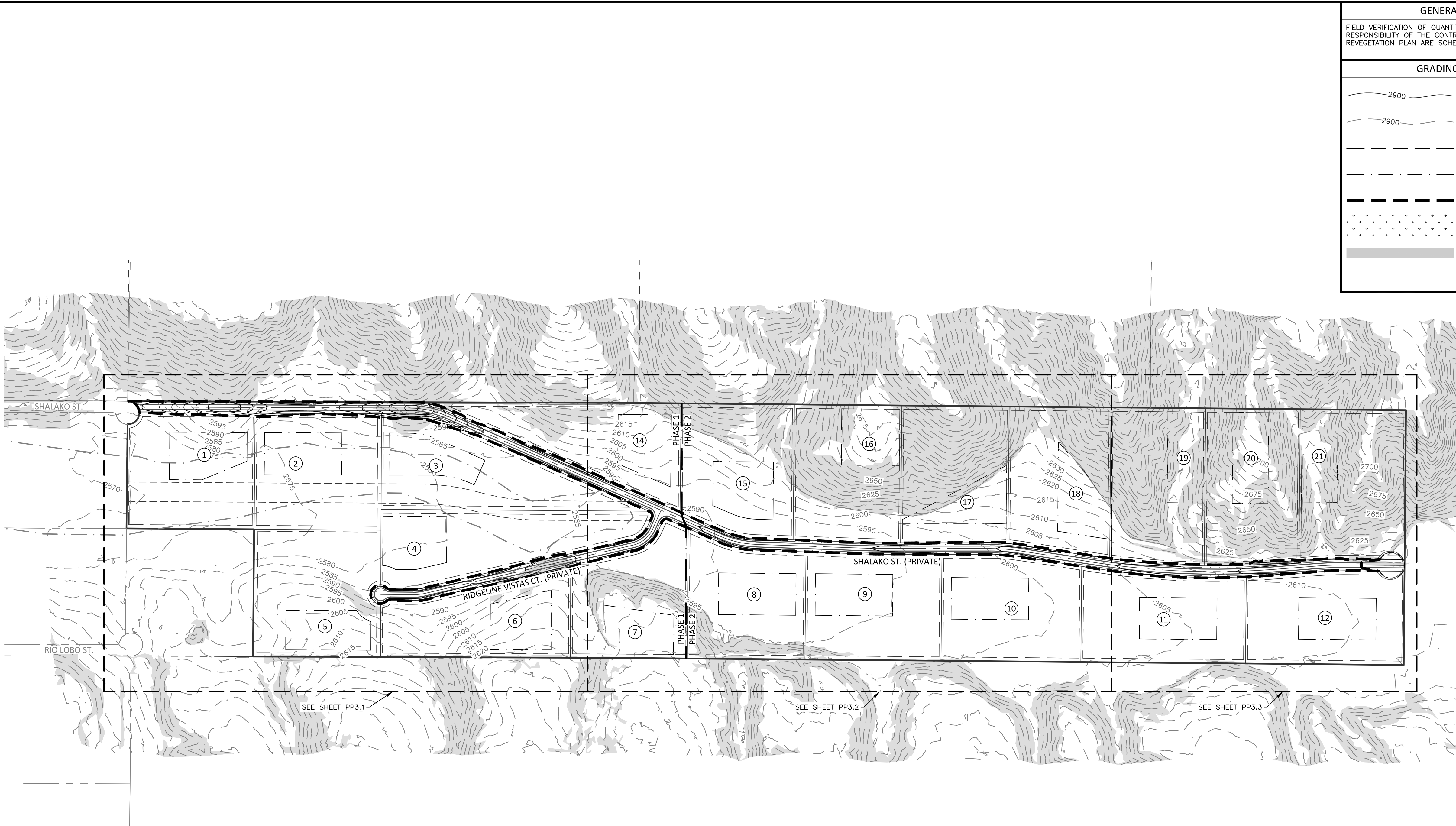
**RIDGELINE VISTAS SUBDIVISION
EXISTING CONDITIONS
CANYON COUNTY, IDAHO**

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	AGENCY COMMENTS	11/29/22
4	AGENCY COMMENTS	4/21/23

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PROFESSIONAL ENGINEER
REGISTERED
10821
4/21/23
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 10/27/23
PROJECT: 18-168
SHEET NO.
PP2.0



GENERAL NOTES	REVEGETATION NOTES
FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.	EXISTING TOPOGRAPHY & VEGETATION THE AREA TO BE REVEGETATED, AS OUTLINED ON THE PLAN, CONSISTS OF FOOTHILL SLOPES AND RAVINES ASSOCIATED WITH THE BOISE AREA. THE SLOPES TO BE AFFECTED VARY IN DEGREE AND ASPECT. THE EXISTING VEGETATION CONSISTS PRIMARILY OF NATIVE DRYLAND SHRUBS, GRASSES, AND FORBS, AND INTRODUCED WEEDS.
GRADING LEGEND	
2900	FINISHED GRADE CONTOUR
2900	EXISTING GRADE CONTOUR
	GRADE BREAK
	BUILDING ENVELOPE
	LIMITS OF GRADING
	AREA TO BE HYDROSEEDED
	EXISTING SLOPES GREATER THAN 15%

REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY AFTER TOPSOIL PLACEMENT AND FINE GRADING IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHALL BE SCARIFIED OR AGAIN "CAT TRACKED" PRIOR TO SEEDING.

SEEDING
DRILL SEEDING TO SLOPES LESS THAN 4:1 AND BROADCAST SEEDING BY HYDROSEEDER FOR GREATER SLOPES SHALL BE USED TO APPLY THE SEED TO THE PROJECT SITE. THE SEED MIX OR MIXES SHALL BE DEFINED ON THE FINAL CONSTRUCTION PLANS.

WATER
THE SEEDING WILL RELY UPON NATURAL PRECIPITATION FOR SEED GERMINATION AND ESTABLISHMENT. MINIMUM GERMINATION OF 90 PERCENT IS REQUIRED. CONTRACTOR SHALL RESEED OR OVERSEED AS NECESSARY TO MEET THIS GERMINATION. TEMPORARY IRRIGATION WILL BE NECESSARY IF THIS GERMINATION IS NOT MET OR IF SEED IS NOT INSTALLED WITHIN NON-IRRIGATED NATIVE SEED RECOMMENDED WINDOW.

NON IRRIGATED NATIVE SEED RECOMMENDED WINDOW:
SPRING SEEDING - AFTER FROST LEAVES GROUND AND TEMPERATURES ARE CONSISTENT ±FEB. 15-MAY 15
FALL SEEDING - AFTER FIRST FROST IN FALL. ±OCTOBER 15- NOVEMBER 15
DO NOT APPLY SEED ON TOP OF SNOW

FERTILIZATION
AMENDMENTS AND FERTILIZERS WILL BE ADDED TO THE TOPSOIL, AS DETERMINED FROM THE SOIL TESTS, AND ONLY AS NECESSARY.

MULCHING
TO PROVIDE PROTECTIVE SEED COVER, AID IN EROSION CONTROL AND HELP TO RETAIN MOISTURE, A GRASS-FIBER MULCH AND SYNTHETIC TACKIFIER SHALL BE BROADCAST IN A HYDROMULCH PROCESS FOLLOWING SEEDING. THE GRASS-FIBER MULCH IS BROADCAST AT A MINIMUM RATE OF TWO THOUSAND (1,000) POUNDS PER ACRE.

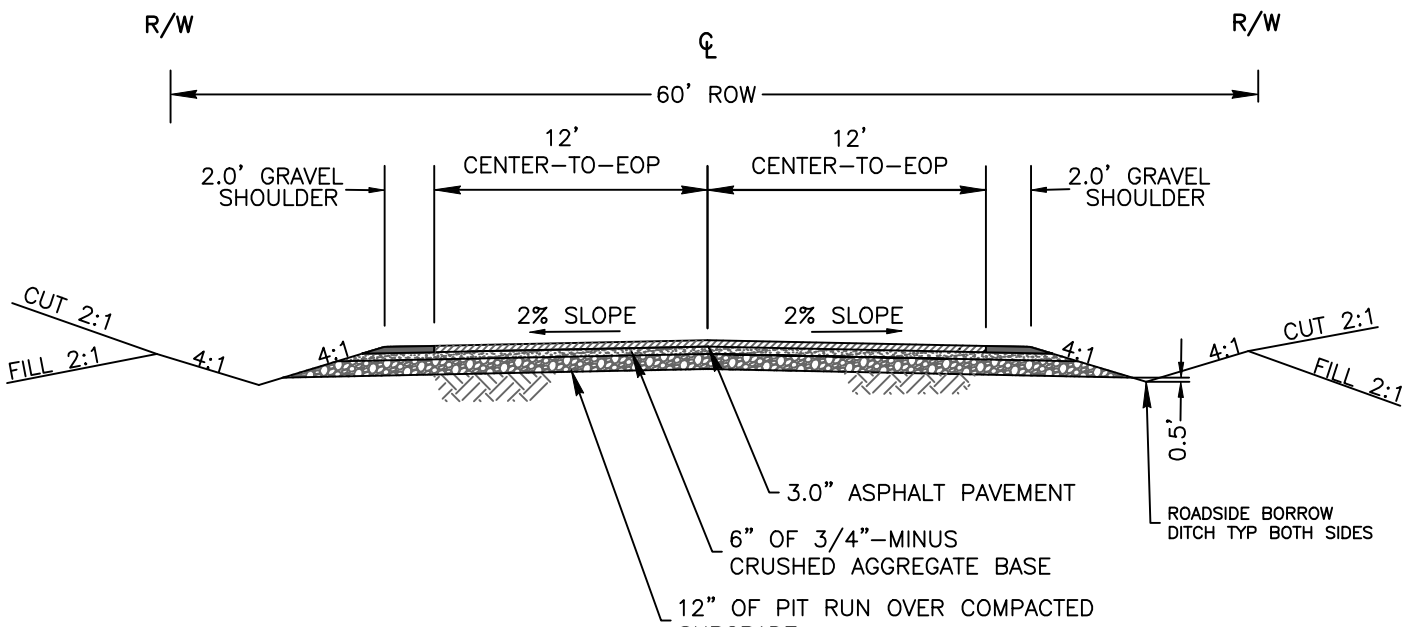
EROSION CONTROL
UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE REPORT, THE ABOVE RECOMMENDED EROSION CONTROL MEASURES WILL PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING COMMENCES.

A 90% VEGETATIVE COVER IS RECOMMENDED TO CONTROL EROSION. IF AN UNUSUAL SEASON OCCURS WITH EXCESSIVE RAINFALL AND RUN-OFF, THE FOLLOWING MEASURES SHALL BE TAKEN. SURFACE CONDITIONS SHALL BE MONITORED ON A DAILY BASIS. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, ONE OR MORE REMEDIAL MEASURES SHALL BE IMPLEMENTED AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER. SURFACE RUNOFF SHALL BE CONTROLLED WITH INTERCEPTOR DITCHES CONSTRUCTED AT THE TOP OF SLOPE AND AT DOWN SLOPE INTERVALS AS REQUIRED. TRENCHING SHALL OCCUR AT SHALLOW ANGLES TO THE CONTOURS TO MINIMIZE FLOW VELOCITY. UNDER SEVERE RUNOFF CONDITIONS DITCHES MAY REQUIRE EROSION CONTROL MEASURES TO COLLECT SEDIMENT AND PREVENT DITCH EROSION. ROCK CHECK DAMS SHALL BE USED TO CONTROL SWALE EROSION. SHOULD ERODED SEDIMENTS THREATEN ADJACENT PROPERTIES OR DRAINAGE SYSTEMS, THE TOE OF THE SLOPE SHALL BE LINED WITH BALES OR SILT FENCES TO CONTAIN SEDIMENTS ON-SITE.

GENERAL NOTES
FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

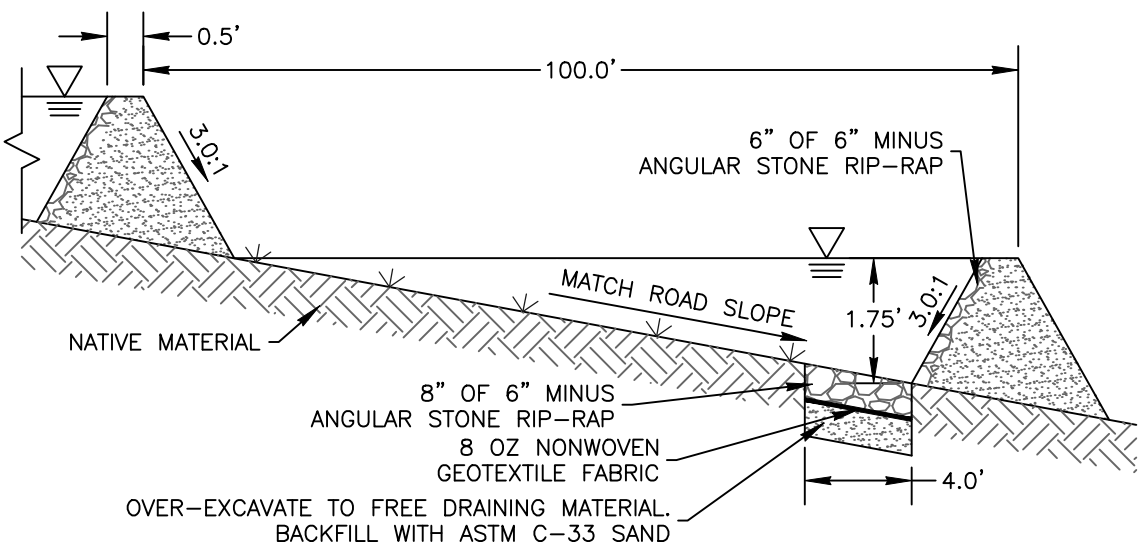
GENERAL ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
- SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
- ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER, DRAINAGE, AND SEWER.
- ALL STREETS SHALL BE PRIVATE ROADS. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON COUNTY STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTION, THIS SHEET.
- STORM DRAINAGE FROM LOT 13, BLOCK 1, THE PRIVATE ROADWAY SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE BOUNDARY OF SAID LOT 13, BLOCK 1.
- HISTORIC DRAINAGE FLOW PATTERNS WILL BE MAINTAINED WITH FINAL GRADING.
- ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION AND WILL BE PRESERVED WHERE POSSIBLE. ANY WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
- FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING GRADES.
- BORROW DITCHES WILL BE PROTECTED VIA THE USE OF STRAW WADDLES AND CHECK DAMS. IF DAMAGE OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE FACILITIES AS NEEDED.



TYPICAL TWO LANE PRIVATE ROAD SECTION

NTS
NOTES:
1. STREET SECTION THICKNESS MAY BE REVISED DURING FINAL DESIGN.



CHECK DAM CROSS SECTION

NTS
NOTES:
1. CHECK DAMS TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE OR ANGULAR ROCKS FOR CONVEYANCE SWALES.
2. SIDE SLOPES AND CHECK DAMS SHALL COMPLY WITH AASHTO CLEAR ZONE GUIDELINES

RIDGELINE VISTAS SUBDIVISION

PRELIMINARY ENGINEERING AND REVEGETATION PLAN

CANYON COUNTY, IDAHO

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	AGENCY COMMENTS	11/29/22
4	AGENCY COMMENTS	4/21/23

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

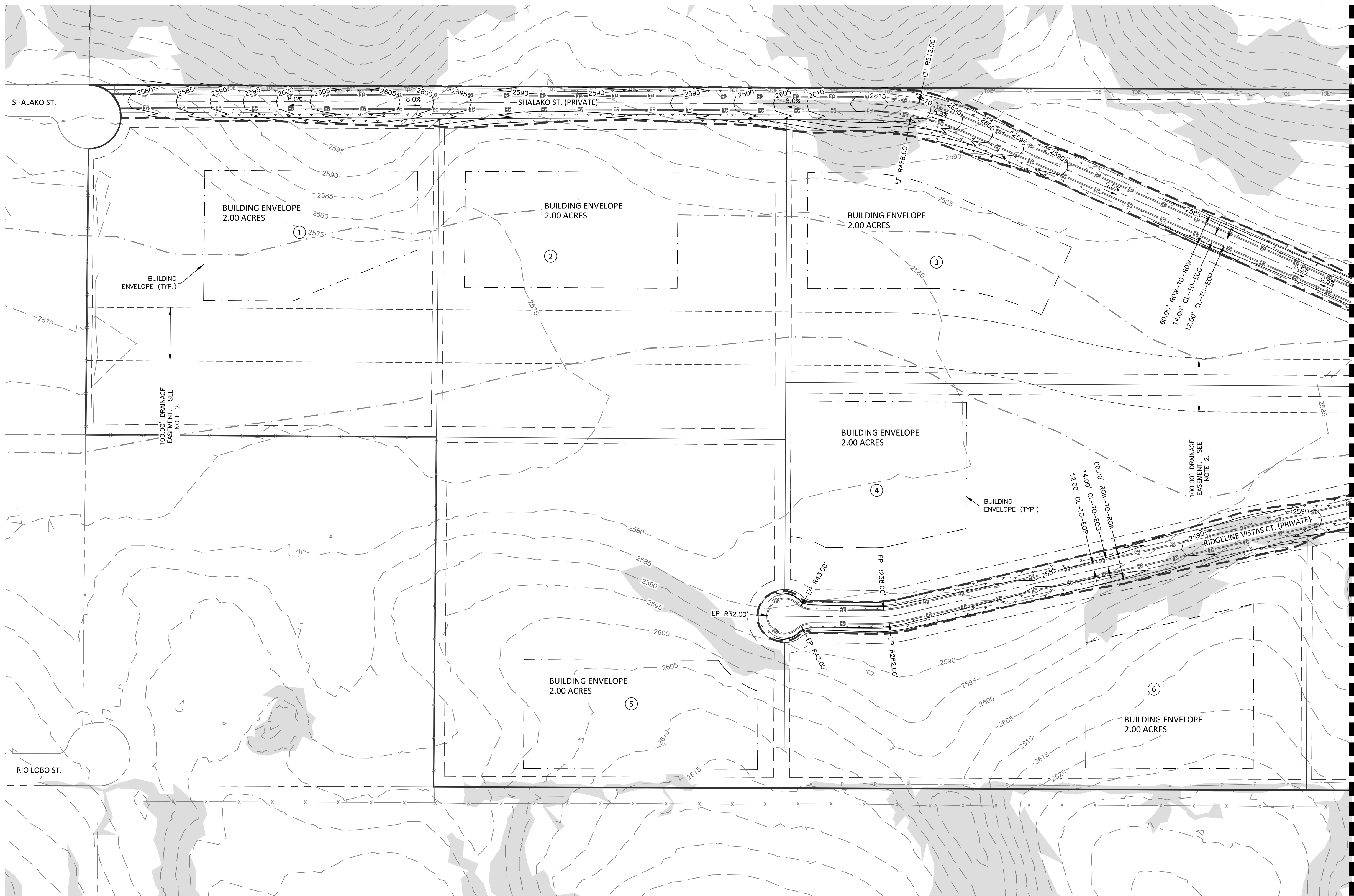
DATE: 10/27/21
PROJECT: 18-168
SHEET NO. PP.3.0

GENERAL NOTES

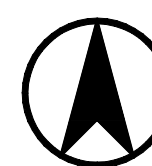
1. FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.
2. A 100' DRAINAGE EASEMENT SHALL BE PROVIDED TO PRESERVE EXISTING DRAINAGE CORRIDORS. THIS EASEMENT IS SUBJECT TO CHANGE DURING FINAL DESIGN.

GRADING LEGEND

- 2900 — FINISHED GRADE CONTOUR
- - - 2900 - - - EXISTING GRADE CONTOUR
- - - GRADE BREAK
- - - BUILDING ENVELOPE
- - - LIMITS OF GRADING
* * * * * AREA TO BE HYDROSEED
EXISTING SLOPES
GREATER THAN 15%



MATCH LINE - SEE SHEET PP3.2



PRELIMINARY ENGINEERING AND REVEGETATION PLAN

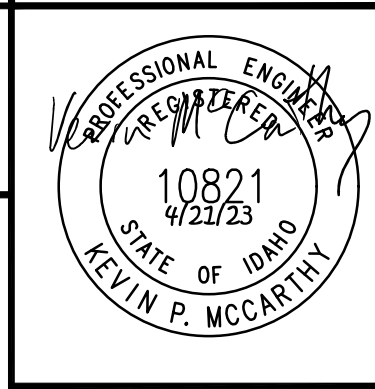
0 100 200 300
Plan Scale: 1" = 100'

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	BUILDABLE PARCEL REVISION	11/29/22
4	AGENCY COMMENTS	4/21/23

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/23
PROJECT: 18-168
SHEET NO.
PP3.1

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL NOTES

1. FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

2. A 100' DRAINAGE EASEMENT SHALL BE PROVIDED TO PRESERVE EXISTING DRAINAGE CORRIDORS. THIS EASEMENT IS SUBJECT TO CHANGE DURING FINAL DESIGN.

GRADING LEGEND

2900

FINISHED GRADE CONTOUR

2900

EXISTING GRADE CONTOUR

GRADE BREAK

BUILDING ENVELOPE

LIMITS OF GRADING

AREA TO BE HYDROSEEDED

EXISTING SLOPES GREATER THAN 15%

PRELIMINARY ENGINEERING AND REVEGETATION PLAN

0100200300

Plan Scale: 1" = 100'

RIDGELINE VISTAS SUBDIVISION

PRELIMINARY ENGINEERING AND REVEGETATION PLAN

CANYON COUNTY, IDAHO

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	BUILDABLE PARCEL REVISION	11/29/22
4	AGENCY COMMENTS	4/21/23

km

ENGINEERING

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

STATE OF IDAHO

ALISSA YERGEN

LA-16577

4/21/23

LANDSCAPE ARCHITECT

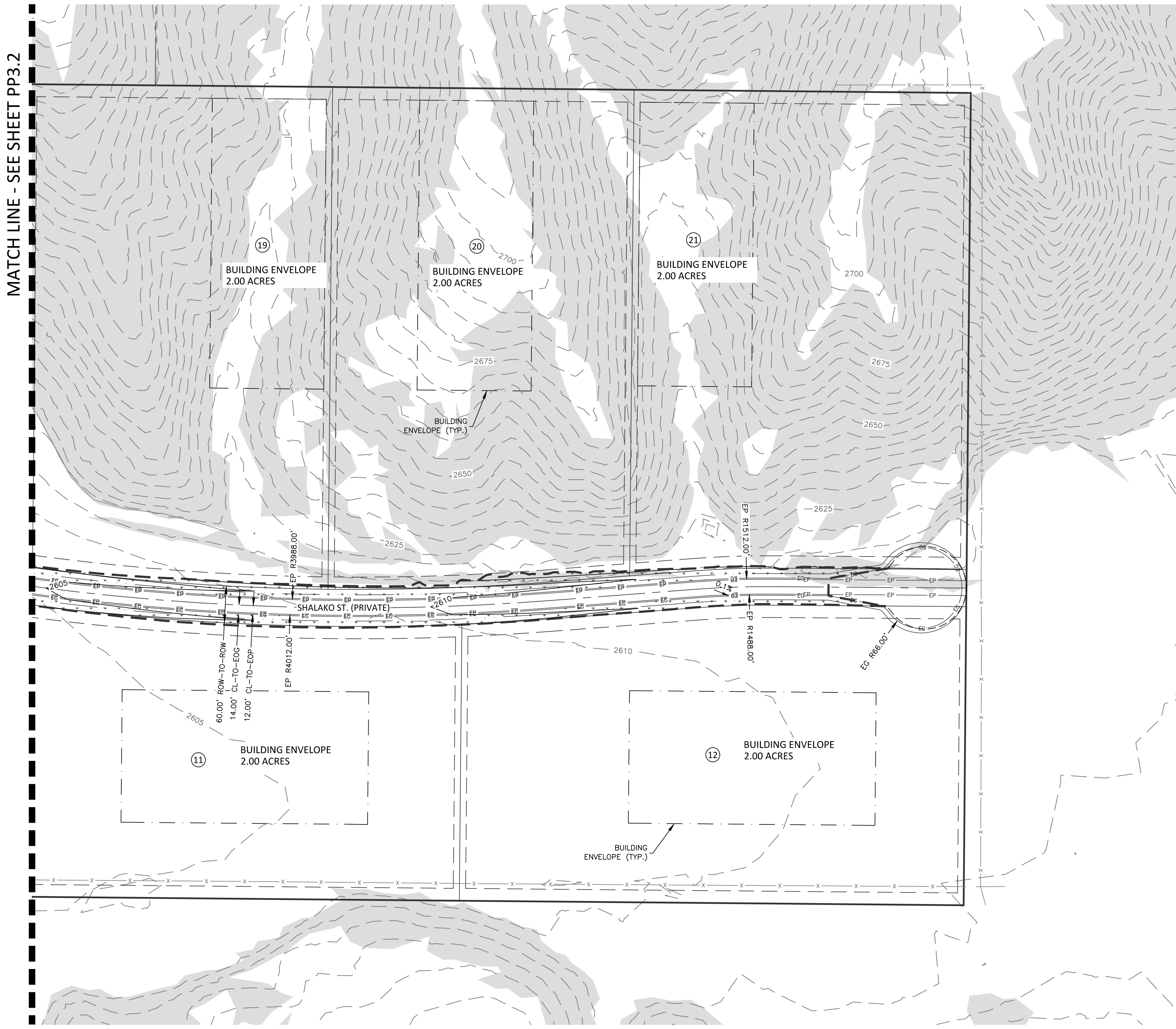
DATE: 10/27/23

PROJECT: 18-168

SHEET NO. PP3.2

P:\18-168\CAD\PLANS\PRELIMINARY\18-168 PP 3.2 PRELIMINARY ENGINEERING.DWG MAT DIBR 4/21/2023.DWG TO PDF PC3...

PRELIMINARY - NOT FOR CONSTRUCTION

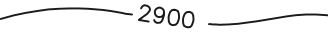


 PRELIMINARY ENGINEERING AND REVEGETATION PLAN
0 100 200 300
Plan Scale: 1" = 100'

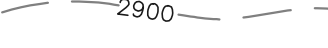
GENERAL NOTES

1. FIELD VERIFICATION OF QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISTURBED AREAS ON REVEGETATION PLAN ARE SCHEMATIC.

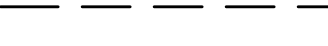
GRADING LEGEND

 2900


FINISHED GRADE CONTOUR

 2900


EXISTING GRADE CONTOUR




GRADE BREAK




BUILDING ENVELOPE



LIMITS OF GRADING



AREA TO BE HYDROSEEDED




EXISTING SLOPES GREATER THAN 15%


RIDGELINE VISTAS SUBDIVISION
PRELIMINARY ENGINEERING AND REVEGETATION PLAN
CANYON COUNTY, IDAHO

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	AGENCY COMMENTS	11/29/22
4	AGENCY COMMENTS	4/21/23



5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



DATE: 10/27/23
PROJECT: 18-168
SHEET NO. PP3.3

P:\18-168\CD\PLANS\PP3.3 PRELIMINARY ENGINEERING.DWG (MATT DEBR) 4/21/2023.DWG TO PDF.PC3,---

PRELIMINARY - NOT FOR CONSTRUCTION